



**Guide Price £1,350,000**

**Candle Farm, Gulpher Road Felixstowe , Suffolk, IP11 9QZ**

**DIAMOND MILLS**

**A magnificent grade II listed traditional Suffolk farmhouse with a detached cottage and a swimming pool and a range of outbuildings including a barn, cart lodges and home offices, set in approximately five acres of secluded mature gardens and grounds.**

**The farmhouse itself has been sympathetically extended to provide a stunning oak framed kitchen/dining room with a mezzanine floor above it.**

#### **ENTRANCE HALL**

Windows either side.

#### **DINING HALL**

The focal point of this room is an open brick fireplace with timber bresummer over and inset wood burning stove on a pamment hearth. Double aspect windows.

#### **UTILITY ROOM**

Double aspect windows. Fitted wall and base units. One and a half bowl sink unit. Plumbing for washing machine. Some fitted shelves.

#### **CLOAKROOM**

Fitted with a two piece white suite comprising low level WC, pedestal wash basin and fitted coat hooks.

#### **DRAWING ROOM**

Open brick fireplace with timber bresummer over and inset wood burning stove on a brick hearth. Main beam is exposed.

#### **INNER HALL**

Wide hallway with oak flooring. Windows either side overlooking the garden and the pool terrace to the west. Cupboard housing oil fired boiler and water softener. External door to the terrace to the west.

#### **KITCHEN/DINING ROOM/FAMILY ROOM**

A magnificent room with vaulted pine ceiling with exposed oak roof structure including the A frames with full height glazing to the apex letting the morning sun stream into this room.

#### **KITCHEN AREA**

Bespoke kitchen with a range of fitted base units. Fitted dresser unit. Wide Butler sink unit with windows above providing lovely views over the garden and swimming pool terrace. The focal point of the kitchen is the cream oil

fired Aga with units either side with granite work tops and a central island unit also with a granite work top and inset Bosch gas hob. At the end of the island unit is a breakfast bar. Spiral staircase leads up to the mezzanine floor/study area.

#### **DINING AREA**

Another stunning room with mono-pitch pine boarded ceiling and full height glazing together with glazed external doors which lead out onto the veranda and deck which extends out over the trout lake.

#### **MEZZANINE FLOOR/STUDY AREA**

Vaulted pine ceiling and full height glazing to the apex. Exposed oak roof structure. Again this room commands a lovely view out over the swimming pool terrace.

#### **FIRST FLOOR LANDING**

Exposed studs, tie beams and braces.

#### **BEDROOM 1**

Lovely light double room with exposed studs and the main beams are exposed as well. Two southerly facing windows overlooking the garden and a window to the rear. The focal point of this room is a pretty little cast iron fireplace with tiled inserts and timber mantle surround. Built in wardrobe cupboard with hanging rail and fitted shelving.

#### **SUFFOLK LANDING**

Two windows looking out over the front garden. The main beams are exposed. Another window commands views over the lake. Built-in storage cupboard with access to the loft.

#### **BEDROOM 2**

A charming double room with windows to the east and west. The east facing window allows the morning sun to stream in and to the west commands a lovely outlook over the pool terrace and gardens.

#### **BEDROOM 3**

Another double room with some exposed timbers. A window overlooking the front gardens and grounds. Door leading to:

#### **BATHROOM**

Light room with windows to the side and rear. Some exposed studs and a boarded floor

which has been painted. Four piece suite with a free standing bath with claw ball feet and mixer tap with shower attachment over. In addition to this is a pedestal wash basin, low level WC and corner shower cubicle. Lovely views from this room. Return door to the landing - so this can either be used as an ensuite or the family bathroom.

#### **SECOND FLOOR LANDING**

Exposed beams.

#### **BEDROOM 4**

Charming room with windows to the side overlooking the pond. Exposed beams.

#### **BATHROOM**

Fitted with a three piece white suite comprising panelled bath, wash basin and WC. Heated towel rail.

#### **SHOWER ROOM**

Fitted with a three piece white suite comprising tiled corner shower, hand basin and WC.

#### **BEDROOM 5**

Another room with exposed timbers.

#### **CANDLET COTTAGE**

A pretty detached cottage which is full of character.

#### **PORCH**

External lighting.

#### **ENTRANCE HALL**

Tiled floor. Exposed beams.

#### **KITCHEN/DINING ROOM**

Focal point of the room is a wide brick chimney breast with timber bressummer over and an old bread oven cast iron Range. Beams and studs are exposed in this room. Fitted base units and a Belfast sink unit with window above facing east allowing the morning sun to stream in.

#### **SITTING ROOM**

A lovely room with exposed beams. Open fireplace with inset wood burning stove. Southerly facing window overlooking the gardens. Built-in cabinet.

#### **FIRST FLOOR**

Built-in cupboard with double doors.

#### **BEDROOM 1**

Exposed studs, rafters and tie beams. Attractive fireplace. Southerly facing windows. Door leading to:

#### **BATHROOM**

Fitted with a three piece white suite comprising panelled bath, pedestal wash basin and low level WC. Some exposed timbers. Easterly facing window.

#### **BEDROOM 2**

Parts of the rafters are exposed in this room and brick chimney breast is exposed. Dormer window looking east over the pond allowing the morning sun to stream in.

#### **OUTSIDE**

Candle Farm is approached over a shingle drive which leads in from the south via a gate with beech hedging either side. One side of the drive is a paddock. At the end of the drive is a sweeping shingle parking and turning area beside which is a range of buildings including a cart lodge, garage/workshop and haybarn. Power and light connected to the buildings. At one end is a:

#### **HOME OFFICE**

Lovely light room with skylight overlooking the parking area. Power points. Telephone extension points. Night storage heater. Another larger room which could be used as a secondary office.

Across the drive from the cart lodges lies:

#### **BARN**

Timber frame barn presenting weather boarded elevations under a partly tiled roof and partly slate roof.

The barn is suitable for a variety of uses including residential, subject to planning permission. Single storey section of the barn with a stable type door.

The land extends to the south as far as the hedge and fence.

Immediately to the west of the house is paved terrace with pergola. Beyond this is the swimming pool terrace with heated swimming pool with roman end. Small building housing the filtration unit. At the far end of the swimming pool terrace is:

## PARTY BARN/BARBEQUE LODGE

Of timber frame and pantile construction with an open fireplace and exposed chimney breast. Power and light connected. Belfast sink unit. Timber bar with fitted shelving behind.

To the rear of the lodge is a tiled shower room and separate WC and pedestal wash basin.

Immediately to the north of the house is the pair of decking, part of which is covered by the veranda. The deck extends over the trout lake. Beyond the trout lake is an area of grass which was formally used as a paddock. Beside this is an area of woodland and a lovely dell.

To the east of the house is a terrace and shingle area with box hedging, beyond which there are further lawned gardens interspersed with a variety of trees including beech and cherry trees.

Down the east side of the property are three ponds which are stocked with plants. Beyond the pond is another area of woodland comprising mature horse chestnuts and beech trees.

The gardens and grounds in all extend to about five acres.







Sole agents Diamond Mills & Co  
117 Hamilton Road, Felixstowe, Suffolk, IP11 7BL

01394 282281

sales@diamondmills.co.uk  
diamondmills.co.uk



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements before committing to any expense. Floor plans are not to scale. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included in the property. The photographs may only represent part of the property and as they appeared at the time of being taken. No guarantee can be given as to the working condition of the various services and appliances. The agent has not tested any apparatus, equipment, fixtures or fittings or services and it is in the buyer's interests to check the working condition of any appliances.