



EH

EXQUISITE
HOME

A PIECE OF SUFFOLK HISTORY

A rare and characterful Victorian schoolhouse with adjoining cottage, offering six bedrooms, versatile living spaces, and stunning period features, perfectly suited for multi-generational living, home working, or generating rental income, all set within a peaceful Suffolk village.





Top of the Class...

For a property with its walls simply soaked in history to come to the market is relatively rare, but this Victorian schoolhouse and adjoining headmaster's cottage is certainly one such. Located in the pretty village of Campsea Ashe, the school was built in 1850 and has all the attractive period features one would expect in a building of this age, including large double-height windows which flood this lovely property with natural light. The present owner bought the school house nearly forty years ago and the cottage eight years ago and has redecorated and improved them to a high standard. In the past, the cottage has been used as an Airbnb and with the correct planning permission in place, it could be used as a holiday let or annexe. However, as the house stands, it is a large property with a very flexible interior.

Backing onto open fields and set within a 0.4-acre plot, the property's layout is both functional and full of charm. A spacious boot room opens into the dining room, which retains original varnished floorboards. To the left of here is the spacious living room, with a wood burner, built-in window seat, and even a trapdoor leading to cellar storage. Leading back through the dining room via elegant shuttered doors is the spectacular galleried main reception room. This space features an open fire, original school cupboards, a useful understairs cupboard, and the show-stopping galleried landing above.

The kitchen is a delightful space with cobalt blue cabinetry, solid wood worktops, and a terracotta tiled floor. There is space for freestanding appliances and an integrated electric hob and oven. Flooded with light, the kitchen echos the charm found throughout the rest of the property.

Steps lead down to into the adjoining cottage where you'll find a peaceful study, perfect for remote work, complete with an original Victorian fireplace. Adjacent is the snug, a cosy retreat with Suffolk brick tile flooring, built-in shelving, and another period fireplace. The coffee room with a log burner, the original Victorian cast iron oven also has a sink and space for a fridge and could also be used as a second kitchen. The cloakroom which has plumbing for a washing machine and space for a tumble drier, completes the ground floor accomodation.



“Steeped in character, this room retains the original school cupboard and log book and the show-stopping galleried landing above....”





“Flooded with light, the kitchen echos the charm found throughout the rest of the property...”



Light-Filled Living with Character and Comfort....

The original oversized school house windows frame beautiful countryside views and infuse the home with natural light. The galleried landing offers a quiet reading nook, complete with space for bookshelves and furniture. The principal bedroom is light and airy with dual-aspect views and a built-in cupboard, while two further double bedrooms in the main house include one with twin Velux windows. A stylish bathroom with a freestanding bath and an additional shower room complete the first-floor accommodation.

The adjoining cottage offers three further double bedrooms upstairs, two with charming original fireplaces, plus a pretty shower room with heated towel rail.





A Peaceful Garden Retreat...

The large, private garden features mature trees, raised beds perfect for a vegetable patch, and a mix of lawn and brick paving. A workshop/store lies to the rear of the cottage, and a gravel driveway provides ample off-street parking for four to five cars.





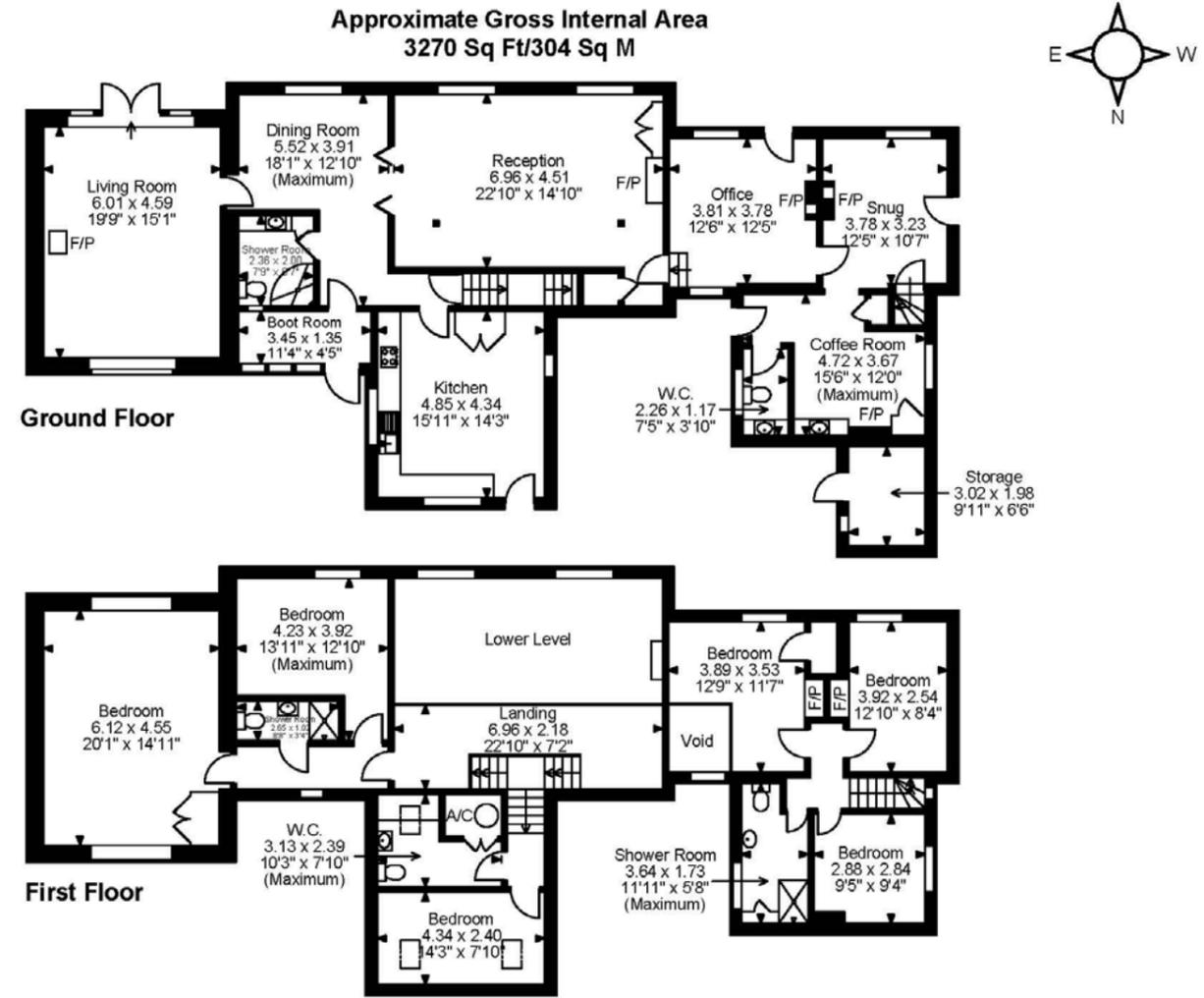
LOCATION

Campsea Ashe is a welcoming village with a well-loved gastropub, a community-run station café, a village hall, playground, general store, and a thriving gardening club. For more extensive amenities, the bustling village of Wickham Market is just three miles away, offering a primary school, GP surgery, dentist, Co-op, Post Office, cafes, and a range of eateries. The historic riverside town of Woodbridge, named one of the happiest places to live in the UK is just a 15-minute drive.

Transport links are excellent, with rail services from Campsea Ashe to Lowestoft and Ipswich, and onward connections to London Liverpool Street. The nearby A12 also provides easy access for commuters and explorers alike. This is a truly special home, offering history, heart, and a lifestyle to fall in love with. Just a short 15-minute drive from Campsea Ashe lies Woodbridge, a historic riverside town brimming with charm, culture, and community spirit. Frequently named among the happiest and most desirable places to live in the UK, Woodbridge offers a perfect blend of timeless appeal and modern convenience. Set on the banks of the River Deben, the town is a haven for walkers, sailors, and nature lovers. The riverside walk from the iconic Tide Mill, one of the last working tide mills in the country—takes in stunning estuary views and is a favourite among locals. The nearby Sutton Hoo, the world-famous Anglo-Saxon burial site managed by the National Trust, adds a fascinating historical layer to the area and draws visitors from far and wide. Woodbridge is known for its independent spirit, with a vibrant mix of boutique shops, artisan bakeries, antique dealers, galleries, and weekly markets. Foodies are spoiled for choice with an array of cosy pubs, stylish cafes, and award-winning restaurants showcasing local produce. There's also a thriving arts scene, centred around the Riverside Theatre and Cinema, which hosts everything from arthouse films to live performances. For families, the town offers excellent schools, both state and independent, as well as a leisure centre with swimming pool, tennis courts, and a variety of clubs and activities for all ages. Woodbridge has a strong community feel, with regular events including farmers' markets, regattas, and festivals celebrating everything from books and music to food and crafts.

Beyond Woodbridge, the wider Suffolk Heritage Coast is within easy reach, offering days out to charming seaside towns such as Aldeburgh and Southwold, wild stretches of coastline at Orford and Dunwich, and nature reserves like RSPB Minsmere. Whether you're seeking a peaceful countryside retreat, a vibrant cultural hub, or access to Suffolk's celebrated coast, Woodbridge and its surroundings offer an outstanding quality of life in one of the county's most beautiful regions.





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 The position & size of doors, windows, appliances and other features are approximate only.
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KEY INFORMATION:

LOCAL SCHOOLS:

- Rendlesham Primary School, 1.71 Miles, Rated Good.
- Wickham Market Primary School, 2 Miles, Rated Good.
- Eyke Church of England Primary School, 3 Miles, Rated Good.
- Farlingaye High School, Woodbridge, 7.5 Miles, Rated Good.
- Thomas Mills High School, Framlingham, 7.5 Miles, Rated Good
- Framlingham College: Independent boarding & day school, 7.5 Miles Away
- Woodbridge School: Independent Day and Boarding, 8.4 Miles Away

LOCAL AUTHORITY:

East Suffolk Council
 Council Tax Band F

TENURE:

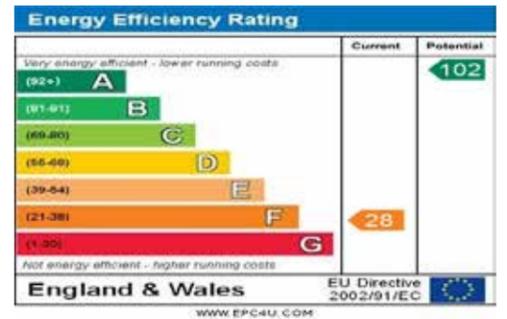
Freehold

SERVICES:

Heating Type: Oil Central Heating
 Electricity: Mains
 Water: Mains
 Sewerage: Cesspit
 Internet Speed: 12.3 Mbps Download. 9.13 Upload.
 Current provider: FRAM broadband connected to the property.



MAIN HOUSE



COTTAGE



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.



The image is an aerial photograph of a rural property. In the foreground, a large, open green field is visible. A road curves around the left side of the field. In the middle ground, a large, multi-story brick house with a dark roof and several chimneys is situated. To the right of the main house, there are several smaller buildings, including a white structure that appears to be a church or chapel. The background shows a line of trees, a church spire, and a distant town or village. The sky is blue with scattered white clouds.

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At Exquisite Home, we offer a refreshing approach to selling or letting exclusive homes, combining individual flair and attention with the local expertise of independent estate agents to create a strong international network, with powerful marketing capabilities. We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. Exclusive properties also require a tailored approach to marketing. Our bespoke service adopts a lifestyle approach to the promotion of your property, combined with an efficient sales process and outstanding customer service. The widespread exposure of prime residential properties is crucial.

The more prestigious a property, the smaller the number of potential buyers. Buyers of exclusive properties are generally not constrained by such influences as specific location, proximity to public transportation or local amenities, In today's market, the mobility of buyers is also greater than ever and they could come from, quite literally, anywhere- through local and regional marketing, national newspapers and magazines or; increasingly, internationally using interactive technologies, with this in mind, we have created a marketing strategy to target a suitable geo-demographic profile of potential buyers around the world.

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