



A HOME OF HERITAGE AND CHARACTER

A distinguished Grade II listed residence of historic significance, offering refined period charm, generous living space, and a sought-after location in the heart of Ipswich.





Historic Detail and Exceptional Space

Built in 1850 and steeped in local history, this exceptional Grade II listed residence is a rare opportunity to own a piece of Ipswich's architectural heritage. While a timber bearing the date 1634 is visible above the dining room, it is believed to have been reclaimed from another structure, with the true construction date proudly displayed on a beam outside the sitting room. Crafted by the skilled carpenter and Freemason Arthur Ringham, whose legacy lives on in the nearby Ringham Road, the property showcases many original period features, including hand-worked gables and fleur-de-lis ceiling details that reflect his artisanal craftsmanship.

The property offers generous and versatile living space across three floors, enhanced by a spacious, tanked cellar divided into three sections, each with power, lighting, and heating, ideal for a home office, studio, or additional storage. The character-rich interiors include oak panelling in both the dining and sitting rooms, a box bay window, and a fire back believed to have originated from Christchurch Mansion with the surround having been carved by Henry Ringham. The sitting room also benefits from a log burner and decorative ceiling features, while the dining room retains the original front door, now cleverly concealed.

The light filled kitchen/breakfast room features tiled flooring, a built in oven, induction AEG hob, and ample space for freestanding appliances. The layout also includes a convenient cloakroom and access to the extensive cellar. Upstairs, the principal bedroom offers built-in storage and an en-suite sink room, with scope to extend by incorporating adjacent space. A further two bedrooms are situated on this floor along with a family bathroom and shower room. The second floor provides two bedrooms and built-in storage, making this home well suited for growing families or those in need of flexible accommodation.







A charming studio, complete with vaulted ceiling, heating, and its own bathroom, provides ideal space for guests, home working, or independent living...

LOCATION

Set within a generous plot, this home is surrounded by mature gardens that provide a remarkable sense of privacy—an uncommon find so close to the town centre. The front offers a garage with power and lighting, alongside driveway parking, and is framed by established flower beds and fruit trees. To the rear, a beautifully landscaped garden awaits, complete with a tranquil water feature, offering a peaceful and secluded retreat. One of the most unique aspects of this property is the former classroom, now transformed into a stunning 35ft Study/Garden Room/Hobby Room. Complete with its own shower room, this versatile space offers endless possibilities, making it a truly surprising and valuable addition to this fabulous home.

The property enjoys a prime position within the vibrant and historic town of Ipswich, the county town of Suffolk. Nestled on the River Orwell and boasting a rich maritime heritage, Ipswich is one of England's oldest towns, blending centuries of history with a lively, modern atmosphere. Residents benefit from a thriving arts and cultural scene, excellent amenities, and green open spaces—all just a short walk or drive from the property. The town centre, easily accessible on foot, offers a wide range of independent shops, high street brands, cafes, and restaurants, as well as the Buttermarket and Sailmakers shopping centres. The historic waterfront area, with its marina, converted warehouses, and contemporary dining options, provides a picturesque setting for riverside walks, weekend brunches, or evening drinks. Ipswich is particularly well-regarded for its green spaces, with Christchurch Park and its elegant mansion just 1.5 miles from the property. The park is a hub for community events and a peaceful retreat for walking, picnicking, or enjoying the seasonal gardens. Families will appreciate the proximity to highly regarded schools and healthcare facilities, including Ipswich Hospital. For commuters, Ipswich offers excellent transport links, with mainline rail services to London Liverpool Street taking approximately 70 minutes. The A12 and A14 are both easily accessible, connecting Ipswich to the wider East Anglia region and beyond.

Located in the heart of Suffolk, Ipswich is also an ideal base for exploring the county's celebrated countryside and coastline. The charming market towns of Woodbridge and Framlingham, the heritage coastline of Aldeburgh and Southwold, and the tranquil walking trails of Constable Country are all within easy reach.



KEY INFORMATION

LOCAL SCHOOLS:

- Clifford Road Primary School, 0.23 Miles, Requires Improvement.
- St Mary's Catholic Primary School, 0.26 Miles, rated outstanding, Rated Outstanding
- St John's Church of England Primary School, 0.42 Miles, Rated Good
- Sidegate Primary School, 0.56 Miles, Rated Good
- Britannia Primary School and Nursery, 0.58 Miles, Rated Good
- Copleston High School, 0.68 Miles, rated good
- Suffolk New College, 0.65 Miles
- Located 1.5 miles Ipswich School
- Located 2.7 miles St Josephs College
- Located 7.7 miles Royal Hospital School

LOCAL AUTHORITY:

Ipswich Borough Council
Council Tax Band E

TENURE:

Freehold

SERVICES:

Heating Types Gas Central Heating
Electricity Mains
Water Mains
Sewerage Mains
Internet Speed: Download 23 mbps and upload is 4.5mbps
Current provider BT.



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.16090663 Lark House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.



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