



EH

EXQUISITE
HOME

STEEPED IN HISTORY

This handsome Grade II listed former school house stands on a generous plot in the pretty village of Little Glemham. Close to Wickham Market with its primary school, medical centre, pharmacy, dental practice and shops, it is also near the Heritage Coastline, RSPB Minsmere and the Suffolk Coast and Heaths AONB. Transport links are excellent with the A12 linking the village to Ipswich, Colchester, Chelmsford and London to the south and Lowestoft to the north. Regular trains run into Ipswich and thence to London Liverpool Street from nearby Wickham Market station. With plenty of off street parking, a large garden, three reception rooms, two cloakrooms, one bathroom and four bedrooms, plus spacious garage/store, this is a versatile and extremely attractive family home.





Standing on a generous plot is this attractive Grade II listed former school house. Built in 1853, it served as the local primary school for a hundred and thirty years before being converted into a private home. The present owner bought it eleven years ago, falling in love with its many period features, spacious and versatile interior and wonderful location. Since moving in, she has redecorated throughout, laid new carpets and flooring and painted the exposed original floorboards. There is space for at least eight cars on the gravelled drive and over the years, it has played host to many Christmas and New Year celebrations and birthday parties. The front door leads into the entrance hall with a cloakroom straight ahead and the elegant family bathroom to the left. With its freestanding claw footed bath with shower attachment, walk in shower and useful storage cupboard, it is the ideal place for a quick pre-work shower or a luxurious candlelit soak after work. The dining room has a bay window and a useful open-fronted cupboard and there is more than enough room for a large table and chairs. The stunning dual aspect living room, which is a wonderful multi-use family room has a wood burner as its focal point, cream painted original floorboards and a useful boot room off. This was the original scholar's porch where they would hang their coats before settling down to a day of education in the school room.

Next door, the bright and sunny dual aspect kitchen has cream cabinets with slow closing drawers, a large integrated Rangemaster double electric oven with gas hob and extractor hood and an integrated dishwasher. Leading off it is the utility room, the second porch with original doors to be found in the property. The ground floor accommodation is completed by the garden room, a cool, tiled space with views out over the garden which would make the perfect home office or playroom.

A flight of shallow steps lead up from the kitchen to the attractive dual aspect fourth bedroom which has been variously used as a home office and hobby room over the years. With its storage cupboard, pretty shutters and painted floorboards, it is a flexible space with many uses. The main staircase leads up from the entrance hallway to the principal bedroom, a charming and inviting space. With several spacious built in cupboards and an en suite cloakroom, it is a beautiful room with lovely views over the garden. The second bedroom also benefits from a walk in wardrobe while the third (the original teacher's bedroom) has a wash basin.





“The stunning dual aspect living room, which is a wonderful multi-use family room has a wood burner as its focal point, cream painted original floorboards...”



LOCATION

The large garden is mainly laid to lawn, with mature trees and shrubs forming a natural screen around it. There is more than enough room for children's play equipment, raised beds or a greenhouse if desired. The brick built woodstore is a good size and there is a gate giving access to the rear of the property where a number of allotments are located. The generous former garage has been converted into a utility room. If desired, and with the correct planning permission in place, it may be possible to convert it into a two-storey annexe. The house's location certainly lends itself to an Airbnb or holiday let as it is so close to many of the region's tourist attractions.

Nestled on the banks of the River Deben, Woodbridge is one of Suffolk's most desirable market towns, celebrated for its rich maritime heritage, independent shops, and thriving café culture. From scenic riverside walks and boat trips to the historic Tide Mill and bustling weekly markets, the town offers a perfect blend of charm and convenience. Excellent schools, artisan food shops, and a strong community spirit make it a sought-after location for families, while swift road and rail links provide easy access to Ipswich, the Suffolk Coast, and London.

With plenty of off street parking, a lovely garden, spacious and versatile interior, excellent transport links and a popular village location, this landmark building is just waiting for the next stage of its journey.



KEY INFORMATION

LOCAL SCHOOLS:

- Wickham Market Primary School, 3 Miles, Rated Good
- Benhall St Marys Primary School- 4 Miles, Rated Good
- Easton Primary School, 4.8 Miles, Rated Good
- Farlingaye High School, Woodbridge, 8.2 Miles, Rated Good
- Thomas Mills High School and Sixth Form, Framlingham, 6.4 miles, Rated Good
- Framlingham College: Independent Day & Boarding School, 6.6 Miles Away
- Woodbridge School: Independent Day and Boarding School, 8.2 Miles Away

LOCAL AUTHORITY:

East Suffok Council
Council Tax Band E

TENURE:

Freehold

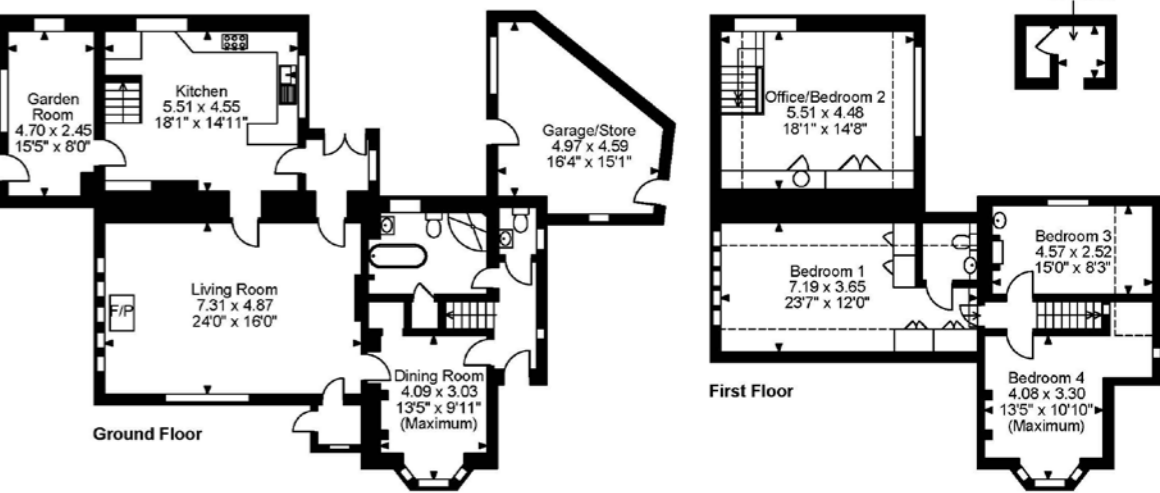
SERVICES:

Heating Types: Oil Fired Central Heating
Electricity: Mains
Water: Mains
Drainage: Septic Tank

Approximate Gross Internal Area
Main House = 1942 Sq Ft/180 Sq M
Garage/Store = 206 Sq Ft/19 Sq M
Store = 36 Sq Ft/3 Sq M
Total = 2184 Sq Ft/202 Sq M



Store
1.49 x 1.35
4'11" x 4'5"



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The position & size of doors, windows, appliances and other features are approximate only.
Denotes restricted head height
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