



THE
LARK
PARTNERSHIP

Wherstead | Ipswich | Suffolk

PAST AND PRESENT

Steeped in history and brimming with character, this Grade II listed 18th century home offers two double bedrooms and three reception rooms, where charming inglenook fireplaces and a handcrafted oak kitchen create a warm and inviting atmosphere.

A light-filled garden room opens onto private, cottage-style gardens, while beyond lie open fields and country walks leading to the river. With a double garage and workshop above, driveway parking, and timeless period appeal, this is a home where past and present come together in perfect harmony.





This enchanting Grade II listed 18th century home is full of charm and character, offering a rare opportunity to own a property steeped in history yet thoughtfully adapted for modern living. The accommodation is generous and versatile, with three distinctive reception rooms on the ground floor. The dining room is full of warmth, featuring an impressive inglenook fireplace and exposed beams, creating an atmospheric space for both family gatherings and more formal entertaining. The sitting room offers a similar sense of history and charm, also centred around a striking inglenook fireplace, making it a cosy retreat in the colder months. From here, doors open into the garden room, a later addition, which is light-filled and airy, with tiled floors and double doors opening directly onto the gardens, making it ideal for summer living, indoor plants, or simply relaxing with views of the countryside beyond.

The solid oak kitchen/breakfast room sits at the heart of the home, thoughtfully designed with handcrafted units, a built-in oven and hob, and an integral under-counter fridge. Its welcoming atmosphere makes it a natural gathering place, whether for everyday meals or relaxed weekend breakfasts. Practical features such as a utility room, cloakroom and side passage add to the home's functionality, ensuring that the balance of character and convenience is maintained throughout.

Upstairs, the principal bedroom enjoys the luxury of an en-suite shower room, while a further double bedroom and a versatile landing space, ideal as a study, hobby room, or occasional third bedroom, provide flexibility. The family bathroom is well appointed, featuring a bath, separate walk-in shower, bidet and sauna. Throughout, the home retains the atmosphere of a historic country cottage, balanced with the comfort of modern additions.





"This characterful 18th century home offers warmth, charm and a true sense of history..."



LOCATION

Outside, the house sits within approximately 0.19 acres of private gardens, bordered by open fields and farmland that ensure a tranquil setting. A detached double garage with workshop/store above, together with driveway parking, offers excellent practical space. For those who enjoy the outdoors, the property is perfectly placed, with scenic countryside walks starting from the doorstep and leading to the river, the church, and the ever-popular Suffolk Food Hall.

Wherstead is a charming village on the edge of Ipswich, offering the perfect blend of peaceful rural living with excellent access to town amenities. The surrounding countryside provides endless opportunities for walking, cycling, and enjoying the great outdoors, with the River Orwell and its beautiful banks just a short stroll away. The nearby Suffolk Food Hall has become a local landmark, known for its artisan produce, café, and events, while Ipswich itself (only 3.2 miles away) offers a vibrant mix of shopping, dining, and cultural attractions, including a lively waterfront. For commuters, Ipswich station provides fast services to London Liverpool Street in around 70 minutes, while Manningtree (8 miles) offers an alternative route in just 57 minutes. This combination of countryside charm, community spirit, and accessibility makes Wherstead an enviable place to call home.



KEY INFORMATION

LOCAL SCHOOLS:

- Gusford Community Primary School, 3.9 Miles, Rated Good
- Holbrook primary school, 4.7 Miles, Rated Good
- Copdock Primary School, 4.9 miles, Rated Outstanding
- Nacton Church of England Primary School, 5 Miles, Rated Good
- Stoke High School Ormiston Academy, 2.7 Miles, Rated Good
- Chantry Academy, 3.4 Miles, Rated Good
- Holbrook Academy, 4.5 Miles, Rated Good
- One Sixth Form College (16yr- 18 yr) Rated Outstanding
- St Joseph’s College, Independent (Boys & Girls) 3.3 Miles
- Ipswich High School, Independent (Boys & Girls) 4.8 Miles
- Orwell Park Prep School, Independent (Boys & Girls) 4.8 Miles

LOCAL AUTHORITY:

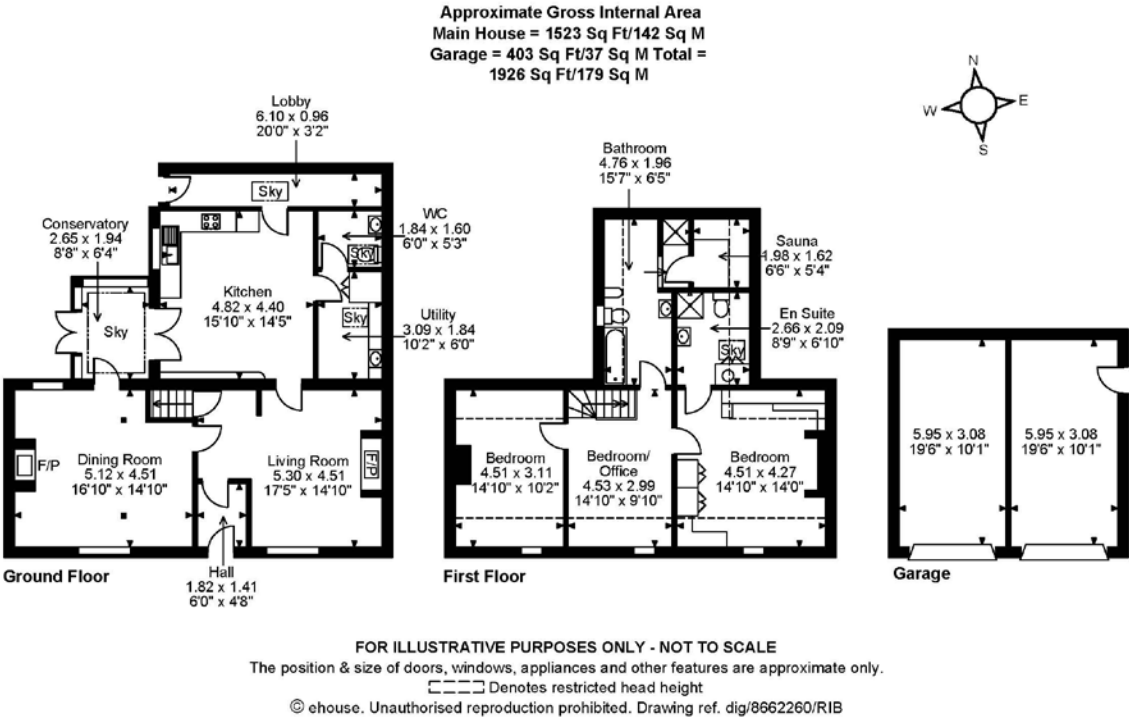
Babergh District Council
Council Tax Band D

TENURE:

Freehold

SERVICES:

Heating Type	Oil Central Heating
Electricity	Mains
Water	Mains
Sewerage	Septic Tank



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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