



Charles Wright PROPERTIES

Selling Properties the Wright Way



Mill Farm House Wades Lane

Chelmondiston, Ipswich, IP9 1EG

Guide price £875,000



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Description

A charming Victorian farmhouse, believed to be built around the 1850's having been extended in recent years to provide good sized family accommodation with an impressive oak framed, open plan kitchen/family room that overlooks the surrounding garden.

The property retains much of its original features typically associated with its period with tiled and wooden floors, attractive fireplaces and picture rails. The property sits to the rear of its plot, that extends to approximately 2/3 of an acre and enjoys a south east aspect overlooking the garden and beyond.

There is a further paddock of 1.84 acres with a shepherds hut, hay store and four separate enclosures. The Shepherds hut and some of the field enjoys views of the River Orwell. This available by separate negotiation.

Location

The property is part of rural Chelmondiston that is tucked away off Wades Lane. There are some attractive walks through the countryside and along the River. Chelmondiston offers two convenience shops and at Pin Mill on the river is the popular Butt and Oyster public house. Ipswich's town centre is approximately 8 miles north east and offers a wide range of amenities. For the commuter, there are mainline stations at Ipswich and Manningtree with direct services to London's Liverpool Street. For the sailor there are a number marinas along the river.

Porch

Door to

Entrance Hall

13'3 x 13 (4.04m x 3.96m)

Secondary window to side, cloaks cupboard, wooden floor and radiator.

Bathroom

8'5 x 7'11 (2.57m x 2.41m)

Double glazed window to rear, bath tub with shower attachment, shower cubicle, vanity unit with wash basin and

cupboard under, partly tiled walls and tiled floor, chrome heated towel rail.

Sitting Room

14'9 x 14 (4.50m x 4.27m)

Window to rear, attractive fireplace with wood surround and inset log burning stove on a tiled hearth, picture rail and radiator.

Kitchen/family Room

32'7 x 12'4 (9.93m x 3.76m)

A green oak framed extension by Prime Oak with beautiful oak timbers, two roof lanterns with electric openings, tiled floor with under floor heating. Sealed unit double glazed windows to rear and side with French doors to rear terrace and glazed door to side. Debenvale fitted kitchen with granite work tops, shaker style units incorporating a range of cupboards and drawers under, space for dishwasher, Range Master electric stove, oak breakfast bar, range of oak eye level units with built in Neff microwave, fitted wine cooler, Oak larder cupboard and further matching cupboard with space for an American style fridge/freezer, separate dresser style unit and fitted window bench with leather cushions and cupboards under.

Dining Room

14'10 x 14 (4.52m x 4.27m)

Window to rear, built in cupboard, picture rail and radiator.

Office/boot Room

13'1 x 12'11 (3.99m x 3.94m)

Replacement double glazed window to side, custom built office furniture and wide shallow sink with cupboards by Debenvale, quarry tiled floor, cloaks cupboard and radiator.

Utility Room

8'5 x 8 (2.57m x 2.44m)

Double glazed window to rear, granite work top with a sink unit and cupboard under and plumbing for washing machine, fitted cupboard and airing.

Landing and stairwell

14'5 x 6'10 (4.39m x 2.08m)

Window to front, access to loft.

Bedroom One

14'8 x 14 (4.47m x 4.27m)

Secondary double glazed window to front, cast iron fire place with tiled inset and wood surround, radiator.

Bedroom Two

14'9x13'11 (4.50mx4.24m)

Secondary double glazed window to front, cast iron fire place with wood surround built in cupboard and radiator.

Bedroom Three

13'1 x 13 (3.99m x 3.96m)

Secondary double glazed window to front, cast iron fire place with wood surround built in shelving, fitted wash stand with wash basin set in marble top and radiator.

Bedroom Four

12'11 x 7'2 (3.94m x 2.18m)

Double glazing to side, access to loft and radiator.

Shower Room

9'2 x 5'6 (2.79m x 1.68m)

Fully tiled shower cubicle, low level wc wash basin with cupboard under, tiled floor and built in cupboard, heated towel rail.

Outside and Gardens

The property is approached via a private drive, with access to a shingle driveway to the rear of the house and up to a detached double garage 18 x 18, further double cart lodge (21'4 x 18'4) and adjoining gym (18'4 x 10'1) with studio (25 x 12'2) and bathroom above. To the rear of the property there is four store outhouses (29 x 11).

The garden lies to the east and south of the property mainly laid to lawn with flower beds, herb garden, a variety of mature trees and establish hedging offering a high degree of privacy. There is a terrace with a hot tub, fruit cage and pergola. In all the gardens extend to 0.63 acres.

The field is on the opposite side of the lane accessed via a five bar gate, which has one large paddock and four smaller enclosures. There is a field shelter, a shepherds hut with a view across the river, a tractor shed and a hay store. There is also mains water laid on. In all the field extends to 1.83 acres and can be purchased by separate negotiation.

Agents Notes

Mains water and electricity are connected to the property, with private drainage and oil central heating. There are also solar panels assisting with hot water.

Council Tax: Band E

Local Authority: Babergh District Council

EPC: Band E

Tenure: Freehold

There is a footpath that runs through the separate field.



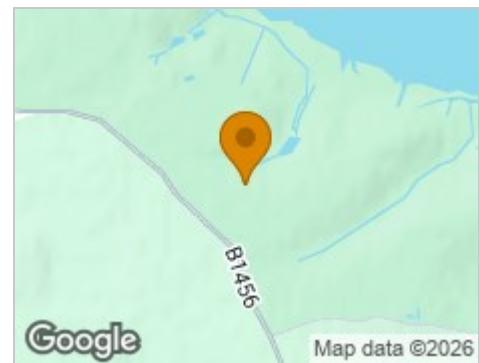
Road Map



Hybrid Map



Terrain Map



Floor Plan

Chelmondiston, Nr Ipswich, IP9 1EG

Approximate Area = 2489 sq ft / 231.2 sq m

Gym / Garage = 1314 sq ft / 122.1 sq m

Outbuilding = 317 sq ft / 29.4 sq m

Total = 4120 sq ft / 382.7 sq m

For identification only - Not to scale

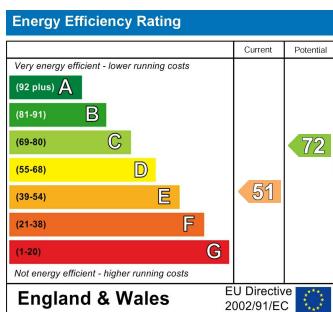


Viewing

Please contact our Charles Wright Properties Office on 01394 446483 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



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