

FOR SALE

Residential Dwelling, Coarse Fishery & Land

Cherry House Farm & Bromeswell Lakes, Woodbridge, Suffolk

AVAILABLE AREA

Site Area of 12.3 acres

Water Area of approx. 3 acres

IN BRIEF

- » 11.7 acres of land and lakes situated in a village location
- » A four bedroom residential dwelling set within a 0.6 acre plot
- » Former trout farm operated as a coarse fishery
- » Two coarse fishing pools and series of ponds
- » Situated less than 2 miles from Woodbridge
- » Available as a whole or in two lots

LOCATION

The site is situated in the village of Bromeswell, next to the village hall with direct access onto the A1152 (Orford Road). Woodbridge is less than 2 miles distant. There are a number of leisure facilities in the immediate vicinity including Woodbridge Golf Club, The Unruly Pig Restaurant and Sutton Hoo Holidays Campsite. Woodbridge Golf Club is just under a mile away, with its superb 18 and 9 hole courses.

Woodbridge offers a wide range of amenities including a library, a cinema, Deben Leisure and a golf club. There is a wide range of shopping facilities including boutique shops and excellent restaurants. The town has excellent private and state schooling for all age groups. Woodbridge also has a railway station with links to Ipswich with a mainline to London Liverpool Street.

CHERRY HOUSE FARM

Situated adjacent to Bromeswell Lakes, Cherry House is a four bedroom detached dwelling, with a spacious, wrap around garden. The dwelling was the original farmhouse and has uninterrupted views across the land and lakes.

The ground floor comprises; entrance porch and impressive hallway, leading a dual aspect sitting room with sliding doors to the rear garden, a brick feature wall and fireplace, with a wood burner. The kitchen has been fitted with a number of eye level and base units with worktops over and an inset sink and drainer. There is a built-in oven and hob, and an AGA. Utility room and rear lobby provide access to the garage and the garden.

The first-floor accommodation comprises four bedrooms, an ensuite and main bathroom. All bedrooms benefit from built in wardrobes. Bedroom one has an ensuite, with a shower cubicle, WC, basin and towel radiator.





OUTSIDE

The property is set back, approached by a five bar gate leading to a gravel driveway providing ample space for off road parking along with a double garage. The front garden is mostly laid to lawn. The rear garden is fenced with a patio and mature trees. Views over the lakes and surrounding land can be enjoyed. In all the plot measures approximately 0.6 acres and is contained within a separate land registry title to the land.

BROMESWELL LAKES

Bromeswell Lakes was originally a trout farm comprising several earth ponds, with the pools later extended and converted into a coarse fishery with a number of small pools and stock ponds.

The site is accessed off School Lane, via a gated track, leading to a central car parking area. There is a brook which runs from the southern to northern boundary before flowing west to the River Deben.

The largest pool situated at the western end of the site extends to approximately 1.5 acres with a match or canal style lake extending to approximately 0.6 acres and a series of smaller ponds under 0.25 acres. The total water area totals approximately 3 acres.

The remaining land is laid to grass with a mature tree lined boundary and partial post and wire fencing. There is a single storage container in the centre of the site.

Prospective purchasers should note the fishery has not been operational since 2024, with investment required in respect of maintenance and improvements.

FISH STOCK

The lakes have been stocked historically, although prospective purchasers should note that at least partial restocking is likely to be required.

SERVICES

Cherry House has the benefit of mains electricity and water. Oil fired central heating and a private drainage system. There are mains electricity cables and pylons running across the land with a control box.

AGENTS' NOTES

Tenure & Possession

The property is offered for sale freehold as a whole with vacant possession on completion.

Fixtures, Fittings & Stock

The sale includes the commercial fixtures and fittings and any fish stocks within the lakes. Fenn Wright are not liable in any way for the quality or quantity of the fish stocks, nor any death or disease that may affect such stocks. Purchasers must satisfy themselves as to the quality and quantity of the fish stocks prior to purchase.

Rights of Way & Easements

The property is sold subject to and with the benefit of all existing Rights of Way, whether public or private, light, support, drainage, water and electricity supplied in other rights obligations, easements, quasi-easements and restrictive covenants or all existing proposed wayleaves for masts, staves, cables, drains, water and gas and other pipes, whether referred to in these particulars or not. The no.28 footpath runs from behind the village hall to the Orford Road.

Consumer Protection Regulations

Under the regulations, what we say or publish about a property must not be false or misleading and we must provide certain material information to enable a potential viewer or purchaser to take an informed transactional decision.

Measurements

Any areas, measurements or distances referred to as approximate are given as a guide and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

Viewing

Viewing is strictly through appointment with Fenn Wright.

Important Notice

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LOCAL AUTHORITY

East Suffolk District Council

RATES

Council Tax Band - F

Rates Payable - £Nil

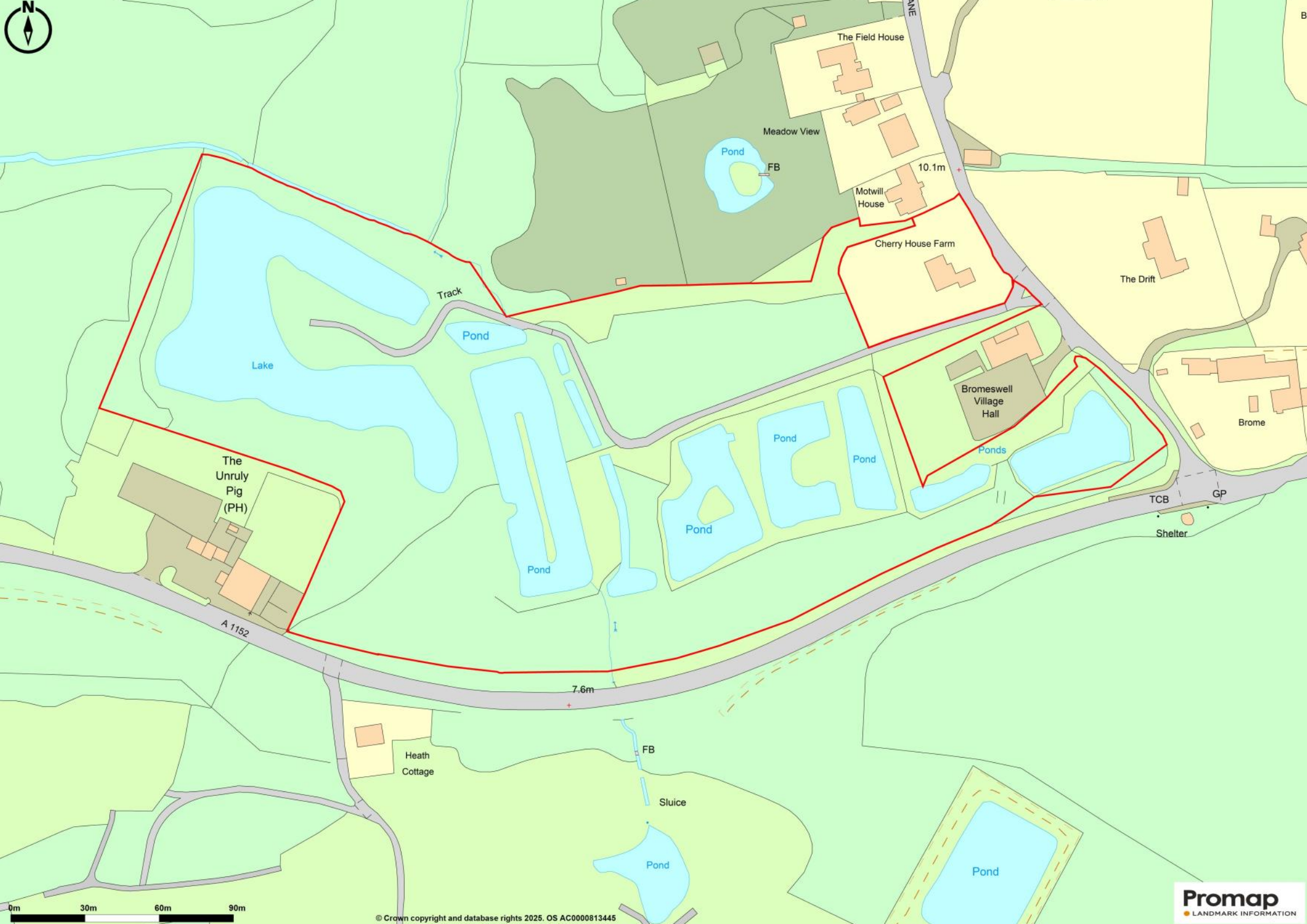
ENERGY PERFORMANCE

Cherry House - EPC E

DIRECTIONS

From the A12 (Woodbridge North) take the A1152 directly east, past Melton and over the River Deben. Take the first exit at the roundabout onto Orford Road, after 0.5 miles turn left onto School Lane. The access is on the left, immediately after Bromeswell Village Hall. Postcode: IP12 2PX





0m 30m 60m 90m

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Approximate total area⁽¹⁾

2286 ft²

212.3 m²

Reduced headroom

33 ft²

3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

**VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE SELLING AGENTS:**

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RICS

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