



THE
LARK
PARTNERSHIP



Ipswich | Suffolk

Past and Present...

Originally constructed in 1866 as part of the historic St Clements Hospital, this elegant residence forms part of an exclusive development beautifully converted by Lanswood Developments in 2018. The current owners have since enhanced the home with a stunning 2021 extension, adding a light-filled reception room with a striking lantern roof and bi-fold doors opening onto the south-facing garden.

The welcoming entrance hall sets the tone for the home, leading to a versatile study at the front of the property, formerly the original living room, featuring single-glazed sash windows with plantation shutters. The kitchen and sitting room form the true heart of this home, a fabulous open-plan space designed for modern family living. Flooded with natural light from skylights and bi-fold doors that open directly onto the patio and south-facing garden, it offers a wonderful sense of connection between indoors and out. Beautifully appointed and thoughtfully designed, the kitchen features a generous central island with a built-in wine cooler and concealed bin store, while integrated appliances include a dishwasher, five-ring gas hob, double oven, and separate fridge and freezer. The sleek cabinetry and quality finishes strike the perfect balance between practicality and elegance, creating a space as functional as it is stylish. The adjoining sitting area, added as part of the extension, is a stunning addition to the home. The lantern roof floods the room with daylight, while the bi-fold doors open fully to the terrace, ideal for entertaining, summer dining, or simply relaxing while enjoying views of the garden. Together, this is a bright, airy, and versatile space that perfectly suits the rhythm of everyday family life.

A utility room offers further space and plumbing for freestanding laundry appliances and includes a useful sink. The cloakroom, features a WC and basin with a combined heated towel rail and radiator.





Perfect for entertaining...

At the heart of the home lies the sophisticated Cocktail Lounge, a space designed for both relaxation and refined entertaining. Decorated in a rich navy blue, this room exudes warmth and character, creating an inviting atmosphere that's perfect for evening gatherings or quiet moments by soft lamplight. The deep tones are complemented by elegant finishes and thoughtful lighting, enhancing the sense of style. Positioned between the study and the sitting room, it flows seamlessly through the ground floor, making it ideal for hosting guests or enjoying a peaceful retreat at the end of the day.





Elegant Spaces...

The principal bedroom suite is a luxurious retreat, enjoying generous proportions, double-glazed windows, and access to a bespoke dressing room with sensor-lit fitted wardrobes. The en-suite shower room is stylishly appointed with a shower cubicle, WC, and a sink combined with a heated towel rail and radiator.

A separate walk-in wardrobe, once the lift shaft, has been thoughtfully converted to provide additional dressing space, while an adjoining dressing room (also fitted with bespoke storage) also serves as a dressing area but could equally function as a sixth bedroom.



Beautifully appointed throughout...

The top floor provides two further double bedrooms and a single, all featuring built-in wardrobes. The family bathroom includes a bath with shower over, WC, sink, and heated towel rail. There is a useful airing cupboard, housing two boilers, while the loft space is part-boarded and fully insulated.



Location...

The property enjoys a delightful south-facing rear garden that offers excellent privacy without being directly overlooked. A detached double garage provides power and light, with two up-and-over doors to the front, offering ample space for parking or storage.

Set within the sought-after Belgrove Place development, this property enjoys a peaceful position within easy reach of local amenities. St Clements nine-hole golf club is within walking distance, while Rushmere Golf Club lies around a mile away. Everyday shopping needs are catered for, just a short stroll from the house, and the proximity of Ipswich Hospital is less than a mile away, making this location excellent for working professionals. As for connectivity, the property's location offers superb access to the wider region. The town's railway station is only around 2.7 miles away, with direct services to London Liverpool Street in approximately 70 minutes. Whether you commute or head off for weekend explorations, the route is well-served.

Located in the vibrant IP3 area of Ipswich, within minutes of your front door you are surrounded by leafy parks, handy local amenities, and quick access to town and transport. A short drive brings you to the wider town centre, marina and waterfront, where independent shops, cafés and entertainment options thrive, making this location ideal for families, commuters and those seeking a well connected lifestyle.





Key Information

LOCAL SCHOOLS:

- Britannia Primary School and Nursery, 0.24 miles away, Rated Good
- Copleston High School, 0.28 Miles away, Rated Good

LOCAL AUTHORITY:

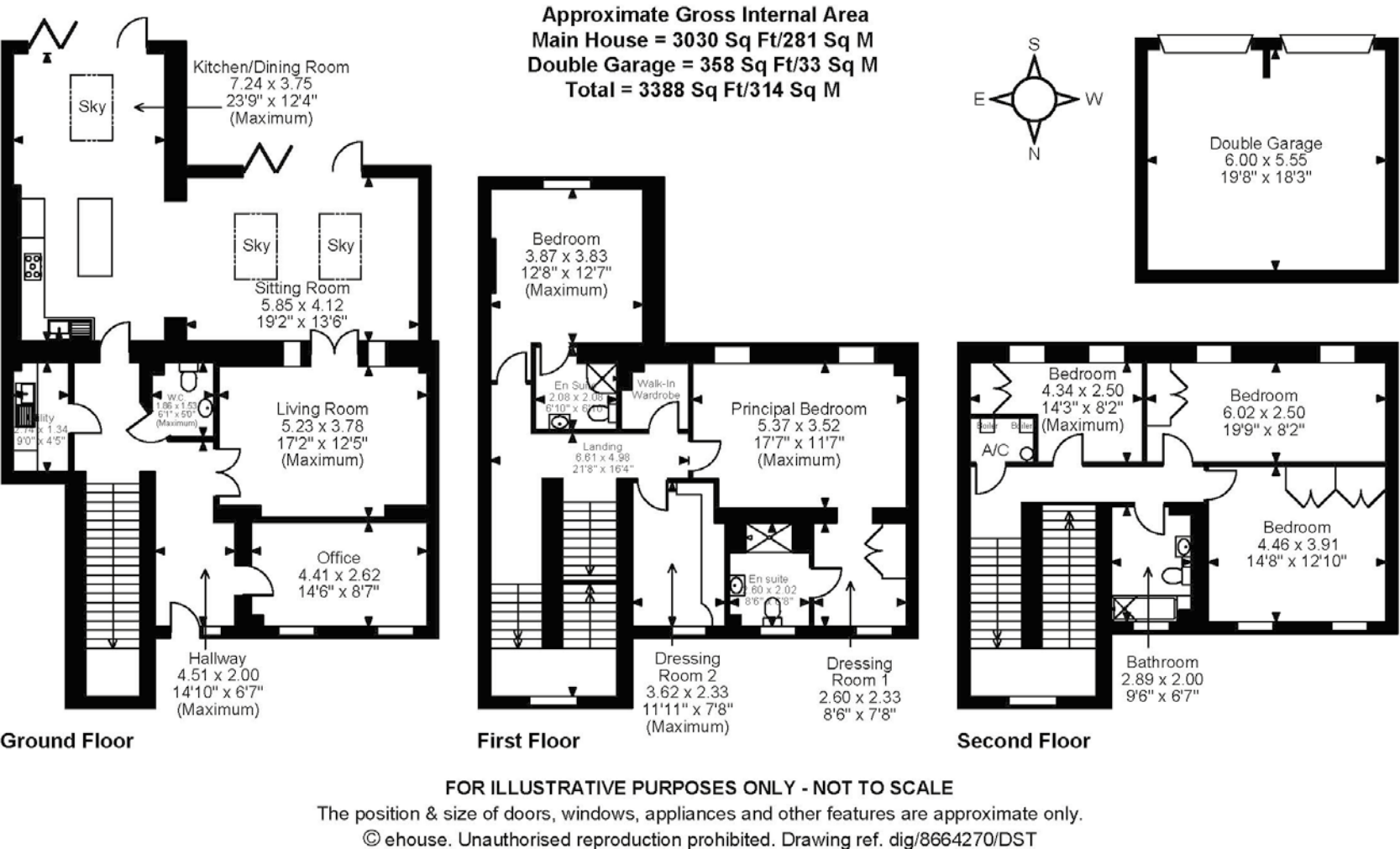
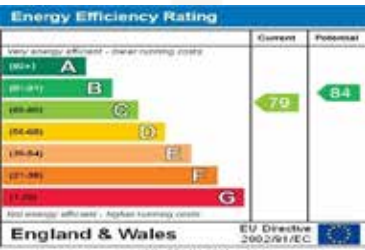
Ipswich Borough Council
Council Tax Band E

TENURE:

Freehold

SERVICES:

Heating Type	Gas
Electricity	Mains
Water	Mains
Sewerage	Mains
Internet	Fibre connected
Current Provider	Vodafone



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