



**Tarbins**  
**Raydon, Suffolk**

**DAVID  
BURR**



# Tarbins, Raydon, Ipswich, Suffolk, IP7 5LN

Raydon is a much-favoured village location off the A12 between Ipswich and Colchester. It lies within easy reach of the market town of Hadleigh, with its traditional range of shops and stores and close by are favoured local schools and The village has St Marys Church whilst to the west of the village is the Brett Vale Golf Club. The village is conveniently situated only a few miles from the junction of the B1070 with the A12 providing access to Colchester and Ipswich, whilst the B1070 continues through East Bergholt and through to the Manningtree area where a mainline railway station is found with services terminating at London Liverpool Street.

A distinctive five bedroom (one en-suite) Grade II listed detached property enjoying a central village location within the well-regarded Suffolk parish of Raydon. Hugely adaptable in its appeal, the property in its present form is arranged via three attractive ground floor reception rooms and retains a wealth of original features including exposed timbers and stud work, inglenook fireplaces, timber framed casement windows and doors complete with suffolk latches. Ideally suited for those requiring scope for ground floor bedroom accommodation with the present accommodation schedule providing a ground floor double bedroom and adjacent shower room. Set behind a well-planted border with further benefits including a shingle driveway with ample private parking for approximately five vehicles, a detached double garage and gardens with aspect across adjacent paddock land.

## **A five bedroom (one en-suite), three reception room detached Grade II listed property enjoying a village location with further benefits including a detached double garage, ample private parking and gardens with aspect across paddock land**

**SITTING ROOM: 15' 1" x 13' 1"** (4.59m x 3.98m) With timber framed casement window range to front, central brick fireplace with inset grill, brick hearth and oak mantle over. Exposed wall and ceiling timbers and open timber partition to:

**DINING ROOM: 15' 5" x 15' 8"** (4.69m x 4.78m) With timber framed casement window range to front, brick inglenook fireplace with hearth, wood burning stove and oak bressumer beam over. Exposed central ceiling timber, range of exposed wall timbers and staircases rising to first floor. Panel glazed door and step down to:

**KITCHEN: 18' 2" x 9' 5"** (5.53m x 2.88m) Fitted with a matching range of base and wall units with wood effect surfaces over and tiling above. Stainless steel single sink unit with vegetable drainer to side, mixer tap above and casement window range affording an aspect across the rear gardens. Integrated appliances include a Bosch oven with grill above,

Bosch dishwasher and a five ring ceramic hob with extraction hood above. The kitchen units comprise a range of soft close cutlery drawers, deep fill pan drawers, carousel fold out corner units and part glass fronted wall units. Set beneath a pitched roofline with panel glazed door opening to the rear terrace and gardens beyond. Door with suffolk latch opening to:

**UTILITY ROOM: 8' 2" x 5' 6"** (2.50m x 1.70m) + **13' 5" x 3' 9"** (4.11m x 1.16m) Fitted with a single base unit with wood effect surfaces over and tiling above. Stainless steel single sink unit with mixer tap above, space and plumbing for washing machine and dryer and also housing oil fired boiler. Quarry styled terracotta tiled flooring throughout, half height panel glazed stable door to outside and door to bedroom one. Range of LED spotlights and door to:

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**SHOWER ROOM: 7' 6" x 3' 11"** (2.28m x 1.19m) Fitted with a ceramic WC, wash hand basin within a floating unit and fully tiled, separately screened shower. Obscured glass casement window to side.

**BREAKFAST ROOM (accessed via kitchen and sitting room): 12' 0" x 11' 11"** (3.66m x 3.62m) An attractive dual aspect room with casement window range to side and half height panel glazed double doors opening to the rear terrace. Range of exposed wall timbers and LED spotlights.

**BEDROOM 1: 18' 3" x 11' 5"** (5.56m x 3.49m) A ground floor bedroom offering excellent scope as a further reception room, if so required, with a wealth of exposed ceiling timbers, casement window range to front and recessed shelving.

## First floor

**BEDROOM 2: 15' 0" x 10' 10"** (4.58m x 3.30m) Set off the primary landing adjacent to bedroom five and affording a dual aspect with timber framed casement window range to front and side. A wealth of wall timbers, step up and door with suffolk latch to:

**EN-SUITE BATHROOM: 11' 11" x 8' 8"** (3.63m x 2.65m) Fitted with wall hung WC, wash hand basin, bath with tiling above and fully tiled, separately screened shower with both mounted and handheld shower attachment.

**BEDROOM 3: 15' 4" x 11' 3"** (4.67m x 3.44m) With casement window range to side, door to built in cupboard housing pressurised water cylinder and recessed open fronted storage unit. Door with suffolk latch opening to bedroom 5:

**BEDROOM 4: 13' 11" x 8' 8"** (4.23m x 2.63m) With casement window to side and hatch to loft.

**BEDROOM 5: 13' 11" x 8' 5"** (4.24m x 2.57m) With casement window to front and rear, built in wardrobe unit, exposed wall timbers and currently being utilised as an office/study.

## Outside

With a double width driveway providing space for approximately five vehicles on a shingle surface with direct access to the:

**DOUBLE GARAGE: 23' 7" x 16' 10"** (7.20m x 5.12m) With twin hinge doors to front, timber cladding and set beneath a pitched tiled roofline with light and power connected.

The generous enclosed gardens are arranged around a terrace which expands the width of the property with a brick border, expanse of lawn beyond and established border planting. A six foot fence line border runs to the side and rear of the gardens which are set adjacent to paddock land.

**TENURE:** Freehold

**SERVICES:** Mains water, drainage and electricity are connected. Oil fired heating. **NOTE:** None of these services have been tested by the agent.

**EPC RATING:** N/A. A copy of the energy performance certificate is available on request.

**WHAT3WORDS:** ///topics.lushly.ruby

**LOCAL AUTHORITY:** Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** D.

**BROADBAND:** Up to 900 Mbps (Source Ofcom).

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**MOBILE COVERAGE:** EE, Three, O2 & Vodafone (Source Ofcom).

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



Ground Floor  
Approximate Floor Area  
1102.00 sq. ft.  
( 102.38 sq. m)

First Floor  
Approximate Floor Area  
839.80 sq. ft.  
(78.02 sq. m)

Garage  
Approximate Floor Area  
396.75 sq. ft.  
(36.86 sq. m)

**TOTAL APPROX. FLOOR AREA 2338.56 SQ.FT. (217.26 SQ.M.)**

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