



Crow Hall
Willisham, Suffolk

DAVID
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Crow Hall, Strawberries Lane, Willisham, Suffolk, IP8 4SJ

Willisham is a small village, lying seven miles to the north-west of the county town of Ipswich with its range of shops, facilities and commuter links including the mainline station, A14 and A12 trunk roads. The village is located in a picturesque setting with the River Gipping lying four miles to the west. The small parish village has been present since the 11th century and was included in the Domesday Book. The village is home to St. Mary's Church which was constructed in 1878 on the site of the previous church. The nearby village of Somersham benefits from a village shop, church, public house, primary school, tennis club and garage.

Set at the foot of a 500-metre private driveway is an elegant Georgian farmhouse enjoying unlisted status and located within the rural Suffolk village of Willisham. Conveniently placed for the market towns of Hadleigh, Needham Market and county town of Ipswich, the property is the principal residence amidst a cluster of individual farm buildings that have been converted to create a further three properties within this exclusive setting. Crow Hall is the principal residence as the former farmhouse and has recently undergone a comprehensive programme of extension and improvement with high-specification contemporary detail blending with original period features. Offering an accommodation schedule of approximately 3,150 sq ft in addition to a one-bedroom annexe, the property is arranged via two distinctive ground-floor reception rooms in the form of the sitting room and snug, set to the rear of the property affording views across the wooded gardens. The triple aspect marbled Corian topped L-shaped kitchen with underfloor heating, an outstanding entertaining space with nine-foot ceiling height and bi-folding doors opening to both the side and rear terrace and gardens beyond is one of the most striking features. Well placed for a range of high-performing state and independent schools, the property is further enhanced by fibre broadband with additional benefits including a detached two bay cart lodge, extensive private parking and part wooded grounds with a total plot size of approximately 2.5 acres.

A four-bedroom (two en-suite) unlisted Georgian farmhouse enjoying an elevated setting, set at the foot of a 500-metre private driveway, affording approximately 3,150 sq ft of accommodation with separate one-bedroom annexe, double cart lode and total grounds of approximately 2.5 acres.

Solid oak door opening to:

ENTRANCE HALL: 14' 4" x 5' 9" (4.37m x 1.76m) With quarry style terracotta tiled flooring throughout, part-stained glass pine door opening to:

INNER HALL: 21' 1" x 5' 11" (6.45m x 1.81m) With engineered oak flooring throughout, original staircase off and door to useful under stair storage recess. Door to:

SITTING ROOM: 14' 6" x 12' 5" (4.44m x 3.81m) Positioned at the rear of the property enjoying an easterly aspect with aluminium framed

double glazed sash windows affording a direct aspect across the rear terrace, gardens and woodland beyond. The focal point of the room is a grey brick fireplace with hearth, oak mantle over and inset wood burning stove. Exposed pine flooring, central light fitting and opening to:

KITCHEN/DINING ROOM: 16' 0" x 12' 6" (4.88m x 3.83m) and **31' 0" x 12' 10"** (9.47m x 3.93m) Forming a single storey side extension to the property and arranged via an L-shaped design with the kitchen fitted with a matching range of soft-close shaker style base and wall units with chrome handles, marbled Corian preparation surfaces over and tiling above. The kitchen is fitted with a three-door Rangemaster oven with five-ring induction hob over set within a tiled recess, further notable features

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including wine storage, deep-fill pan drawers and space for fridge/freezer. A central marbled Corian topped island is fitted with a butler sink with mixer tap over and further shaker style base level storage, integrated AEG dishwasher and raised walnut topped breakfast bar. Underfloor heating throughout, picture windows to front, bi-folding doors to side and rear, nine-foot ceiling heights with LED lighting, two rooflights and door to rear opening to inner hall. Further door to:

PANTRY: 12' 7" x 5' 10" (3.84m x 1.79m) With window to front and plantation shutters, range of shaker style base and wall units with chrome handles and wood-effect preparation surfaces above, ceramic single sink unit with mixer tap over, extensive shelving and door to inner hall.

SNUG: 14' 6" x 12' 6" (4.44m x 3.83m) With nine-foot ceiling heights, sash window to rear affording an easterly aspect across the rear terrace, gardens and woodland beyond. The focal point of the room is a fireplace with grey brick frontage, patterned tiled hearth and oak mantle over with inset Celsi electric stove.

STUDY: 12' 7" x 9' 5" (3.84m x 2.89m) Afforded a dual aspect with aluminium frame double glazed sash windows to front and side, plantation shutters and engineered oak flooring throughout. Vertical column radiator and afforded far-reaching views across the gardens and farmland beyond.

BOOT ROOM: 8' 6" x 5' 6" (2.61m x 1.68m) With sash window to side, useful fitted storage for cloaks and boots with patterned tiled flooring. Door to:

CLOAKROOM: 5' 5" x 3' 6" (1.67m x 1.09m) Fitted with ceramic WC, wash handbasin within a shaker style base unit, half-height tongue-and-groove panelling.

First-floor

LANDING: 22' 2" x 5' 11" (6.76m x 1.81m) With sash window to side affording outstanding views across the gardens and rolling farmland beyond. Door to:

BEDROOM 1: 16' 0" x 12' 7" (4.88m x 3.85m) Afforded a dual aspect via three aluminium framed double glazed sash windows to front and side, stripped timber flooring, nine-foot ceiling heights and door to recessed fitted wardrobe. Further fitted double wardrobe and additional door to:

EN-SUITE BATHROOM: 13' 3" narrowing to 6' 2" x 5' 11" (4.05m narrowing to 1.90m x 1.82m) Fitted ceramic WC, wash handbasin within a gloss fronted unit and further mirror fronted unit above, bath with mixer tap over, tiling above and sash window to side with plantation shutters. Fully tiled separately screened shower unit with mounted shower attachment, lighting and wall-mounted heated towel radiator.

BEDROOM 2: 12' 10" narrowing to 10' 2" x 12' 7" (3.93m narrowing to 3.11m x 3.86m) Set to the rear of the property with original fireplace with wooden surround, skirting and aluminium framed double glazed sash windows to rear affording elevated views across the rear gardens. Door to:

EN-SUITE SHOWER ROOM: 8' 6" x 4' 9" (2.61m x 1.47m) Fitted with ceramic WC, wash handbasin within a gloss fronted base unit with tiling above and fully tiled separately screened shower with both mounted and hand-held shower attachments. Wall-mounted heated towel radiator

BEDROOM 3: 16' 0" narrowing to 13' 3" x 12' 6" (4.90m narrowing to 4.06m x 3.83m) Afforded a dual south-easterly aspect with aluminium framed double glazed sash windows to side and rear affording outstanding views across the gardens and farmland beyond. Stripped wood-effect flooring and hatch to loft.

BEDROOM 4: 13' 2" x 12' 7" (4.02m x 3.85m) Afforded a dual south-westerly aspect with aluminium framed double glazed sash windows to

Crow Hall, Strawberries Lane, Willisham, Suffolk, IP8 4SJ

side and rear affording views across the rolling farmland and the front gardens. Stripped wood-effect flooring, recessed fitted wardrobe with hanging rails and hatch to loft.

FAMILY BATHROOM: 8' 6" x 9' 3" narrowing to **7' 5" (2.60m x 2.84m)** narrowing to **2.27m**) Accessed via a central walkway from the landing with tiled flooring, opening to the bathroom suite which is comprised of a ceramic WC with shelving above, rectangular dipped wash handbasin with gloss fronted storage below, wall-mounted mirror and bath with tiling above, shower screen and hand-held shower attachment. Tiled flooring throughout, LED spotlights, wall-mounted heated towel radiator and window to side with plantation shutters.

Outside

Positioned at the foot of a half-mile driveway, the property is approached via a five-bar gate which opens into a rising driveway providing private off-street parking for approximately ten vehicles. Set immediately to the south of the driveway is a:

DOUBLE BAY CART LODGE: Set beneath a pitched clay tile roofline with oak support struts to front, set on a brick base with two open fronted bays on a concrete hardstanding.

Enjoying significant aesthetic appeal, the property is approached via a shingled walkway which rises to the front elevation flanked by lawn with an array of brick-built outbuildings ideally placed as useful external stores and direct access to the:

UTILITY STORE: 15' 11" x 14' 4" (4.87m x 4.38m) An outbuilding conversion fitted with a matching range of soft-close base units with wood-effect surfaces over and tiling above. Stainless-steel single sink unit with mixer tap over and aluminium framed double glazed sash window to front. Space and plumbing for washing machine and dryer, space for a

free-standing fridge and also housing oil-fired boiler and pressurised water cylinder.

The neighbouring door withing the outbuilding conversion is currently allocated to storage space.

The rear gardens are a particularly highlight of this individual market opportunity with a substantial terrace with oak border immediately accessible via the open plan kitchen/dining room and embracing the southerly side aspect, well placed to enjoy the midday to evening sun. Beyond the terrace, a single expanse of lawn is on a rising gradient away from the property with an area of woodland beyond interspersed by various paths and walkways. The gardens are largely wild to the southern curtilage with a ditch to the north with a single-width bridge over with timber sleepers beyond rising to a further of expanse of lawn with post-and-rail fencing to the front elevation and fledgling planting to the rear.

ANNEXE: With oak door opening to:

ENTRANCE HALL: With stripped oak flooring and opening to:

KITCHEN/SITTING/DINING ROOM: 25' 6" x 12' 4" (7.79m x 3.76m) Enjoying a distinctive, open plan dual aspect with window to side affording a southerly aspect and views across rolling farmland and four-panel bi-folding doors opening to the walled terrace. Set beneath a vaulted roofline with wealth of exposed timberwork, crossbeams, stripped oak flooring and central dining space. The kitchen is fitted with a matching range of shaker style soft-close base and wall units with wood-effect preparation surfaces over and tiling above. Stainless steel sink unit with mixer tap over and fitted appliances including a Bosch oven with four-ring Bosch induction hob above and extraction over. Further fitted appliances include an AEG dishwasher. Space for fridge.

Crow Hall, Strawberries Lane, Willisham, Suffolk, IP8 4SJ

BEDROOM: 13' 2" x 11' 11" (4.03m x 3.65m) With four-panel, two-window range to front, engineered oak flooring and set beneath a vaulted roofline with exposed timberwork.

SHOWER ROOM: 8' 1" x 7' 4" (2.47m x 2.25m) Fitted with ceramic WC, wash handbasin with tiling above and mixer tap over, patterned tiled flooring and fully tiled separately screened double shower unit with both mounted and hand-held chrome shower attachments. Exposed timber crossbeam, vaulted roofline with timberwork, LED lighting and Velux skylight.

A walled courtyard with paved terrace is currently stocked with a range of potted plants with scope to create a seating area able to maximise the impact of the south-facing side aspect.

SERVICES: Anglian water mains supply (privately piped) and electricity are connected. Private drainage. Oil-fired heating to main house. Calor gas heating to annexe. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band C. A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000).

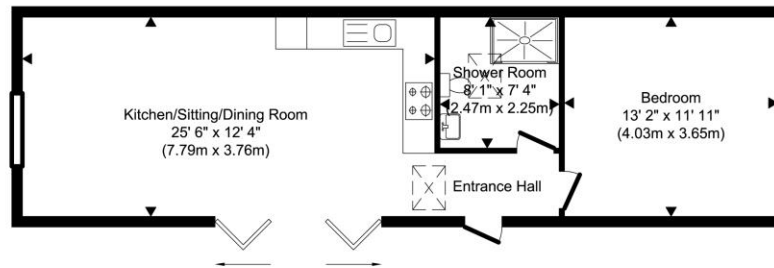
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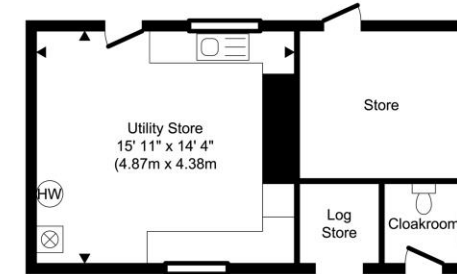
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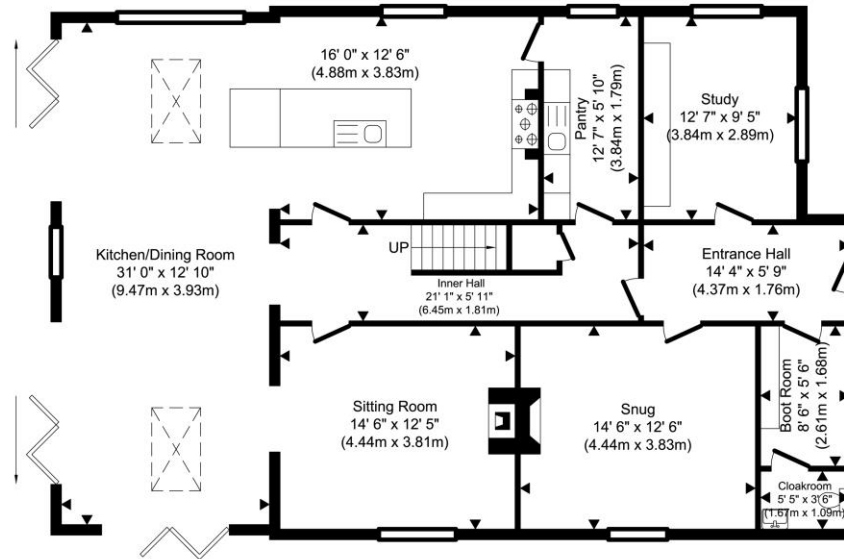
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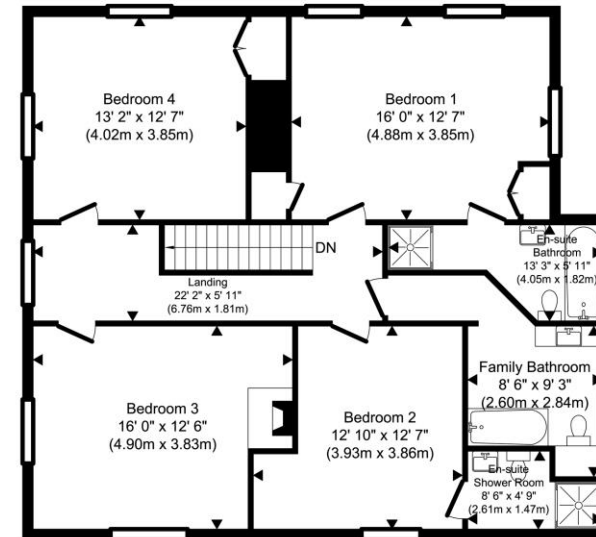
Annexe Floor
Approximate Floor Area
577.48 sq. ft.
(53.65 sq. m)



Outside
Approximate Floor Area
379.96 sq. ft.
(35.30 sq. m)



Ground Floor
Approximate Floor Area
1498.01 sq. ft.
(139.17 sq. m)



First Floor
Approximate Floor Area
1077.03 sq. ft.
(100.06 sq. m)

TOTAL APPROX. FLOOR AREA 3532.50 SQ.FT. (328.18 SQ.M.)

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