

A Grade II Listed four bedroom house with gardens and grounds extending to approximately 1.75 acres and forming part of the rural village of Worlingworth.

Guide Price
£525,000 Freehold
Ref: P7230/J

1 Widows Nest
Shop Street
Worlingworth
Woodbridge
Suffolk IP13 7HX



Entrance hall, 20' sitting room, dining room, kitchen/breakfast room and cloakroom.

Four bedrooms and bathroom.

Mature gardens and grounds, including an orchard, extending to approximately 1.75 acres (0.72 hectares) in all.

Driveway, parking and outbuildings.

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Location

1 Widows Nest will be found in a semi-rural position along Shop Street and backing onto open agricultural land at the rear. Worlingworth is a rural village which benefits from an 'outstanding' primary school, The Swan, which is the village pub but also a well stocked shop, village hall/community centre and playing field, which hosts many activities.

Worlingworth is just 7 miles from Framlingham, which is best known locally for its fine medieval castle. Here there is a further choice of schooling in both the state and private sectors, as well as a variety of shops including a Co-op supermarket, medical centre, public houses and restaurants. The nearby villages of Stradbroke (5 miles) and Debenham (6 miles), as well as the market town of Eye (5 miles from the village sign), all offer day-to-day shopping and medical facilities, as well as further excellent schooling.

The Heritage Coast, with the popular resorts of Southwold and Aldeburgh, is within easy driving distance. For commuters, the main railway station at Diss provides direct services to London's Liverpool Street station, Ipswich and Norwich. Located approximately 12 miles from the property, Diss also offers an 18-hole golf course, tennis and squash clubs, an indoor swimming pool and gym, as well as Tesco, Morrisons and Aldi supermarkets. Just under 20 miles to the south of the property is the county town of Ipswich, which offers further national shops, services and a train station.

Description

1 Widows Nest comprises a spacious Grade II Listed four bedroom detached house with established and private gardens and grounds of approximately 1.75 acres (0.72 hectares).

According to the Listing Schedule, the original core of 1 Widows Nest, which is of timber frame construction with rendered and colourwashed elevations under a pantile roof, is believed to date from the 15th Century, but with an earlier 20th Century colour washed brick and pantile extension on the western gable elevation.

The property offers a very good amount of accommodation extending to approximately 1,650 sq ft in all, comprising a substantial 20' sitting room, dining room, kitchen/breakfast room and cloakroom on the ground floor, together with four bedrooms and a bathroom on the first floor.

What really sets 1 Widows Nest apart, however, are the impressive gardens and grounds. In all, these extend to approximately 1.75 acres (0.72 hectares) and include a number of established and maturing specimen trees together with an orchard area. The south facing rear garden is not overlooked at all and backs onto open agricultural land.

The Accommodation

The House

A part glazed stable type wooden front door opens into the

Entrance Hall

With staircase rising to the First Floor with useful **understairs storage cupboard**, telephone point, radiator, and doors off to the

Cloakroom

With WC, pedestal wash basin and radiator.

Dining Room 16'10 x 10' (5.13m x 3.05m)

An atmospheric reception room with imposing brick fireplace (now sealed) with bressummer beam over. Large window on the front elevation providing a good amount of light and views of the gardens and grounds. Exposed ceiling and wall timbers, radiator and door through to the



Sitting Room 20'9 x 16'10 (6.32m x 5.13m)

A substantial reception room with windows on the front and gable elevations providing a good degree of light. The focal point of the room is the brick fireplace with bressummer beam over containing the Villager woodburning stove set on a raised pamment hearth. Exposed ceiling and wall timbers, wall light points and radiators. TV point.





Returning to the Entrance Hall a further door provides access to the

Kitchen/Breakfast Room 14'5 x 13'7 (4.39m x 4.14m)

With windows on the front and rear elevation providing a good views of the garden. Part glazed stable type door providing access to the driveway and gardens. Well fitted with range of cupboard and drawer units with granite effect worksurface over incorporating a resin sink unit with mixer tap, drinking water spigot and drainer. Four ring electric hob with light and extractor hood over together with high level double oven and grill. Exposed brick fireplace containing the Villager woodburning stove. Integral wine cooler (not tested) and cupboards containing the washing machine, dishwasher and water softener. Integral under-counter fridge. Tiled flooring, spotlighting and radiator.



Returning to the Entrance Hall stairs rise to the

First Floor

Landing

Running almost the entire length of the property and with low level window providing some light. Exposed wall timbers, radiator and doors off to

Bedroom One 14' x 13'7 (4.27m x 4.14m)

A good size double bedroom with window providing views of the gardens and grounds. Exposed brick feature fireplace, radiator and TV point. Access to roof space.

Bedroom Two 16'4 x 8'2 (4.98m x 2.49m)

Another good size double bedroom with partly vaulted ceiling and exposed wall timbers. Window on the gable elevation providing a good degree of light, and radiator.



Bedroom Three 11'8 x 7' (3.56m x 2.13m)

An L-shaped room with low level window providing views of the gardens and grounds. Exposed wall timbers and radiator.

Bedroom Four 12' x 8'2 (3.66m x 2.49m)

Currently utilised as a dressing room/study, and with low level window providing views to the rear. Exposed floorboards and wall timbers. Radiator and access to roof space.

Bathroom

A good size bathroom with suite comprising panelled bath in tiled surround, mounted wash basin and WC. Tiled shower enclosure, heated towel rail and radiator. Feature exposed brick chimney breast and exposed wall timbers. Access to roof space.



Outside

1 Widows Nest is set well back from the village street and approached over a concrete driveway that leads to a five bar gate opening onto the gardens and grounds. We understand that the neighbouring property, 2 Widows Nest, benefits from a right of way over the driveway to their parking space beside their cottage. To the west of the driveway are part of the gardens and grounds that serve 1 Widows Nest. This area comprises a pleasant **orchard area**, that includes a number of maturing fruit bearing trees including cherry, apple and plum. Around the perimeter of the orchard are a number of established trees and hedging that provide a good degree of privacy, with further established oak, horse chestnut, willow and cherry trees to the rear. Towards the end of the driveway, and just before the five bar gate, is a parking area. Beside the property is an area of concrete that provides a further area for the parking and turning of vehicles and here there is a useful **storage shed** with light and power connected.

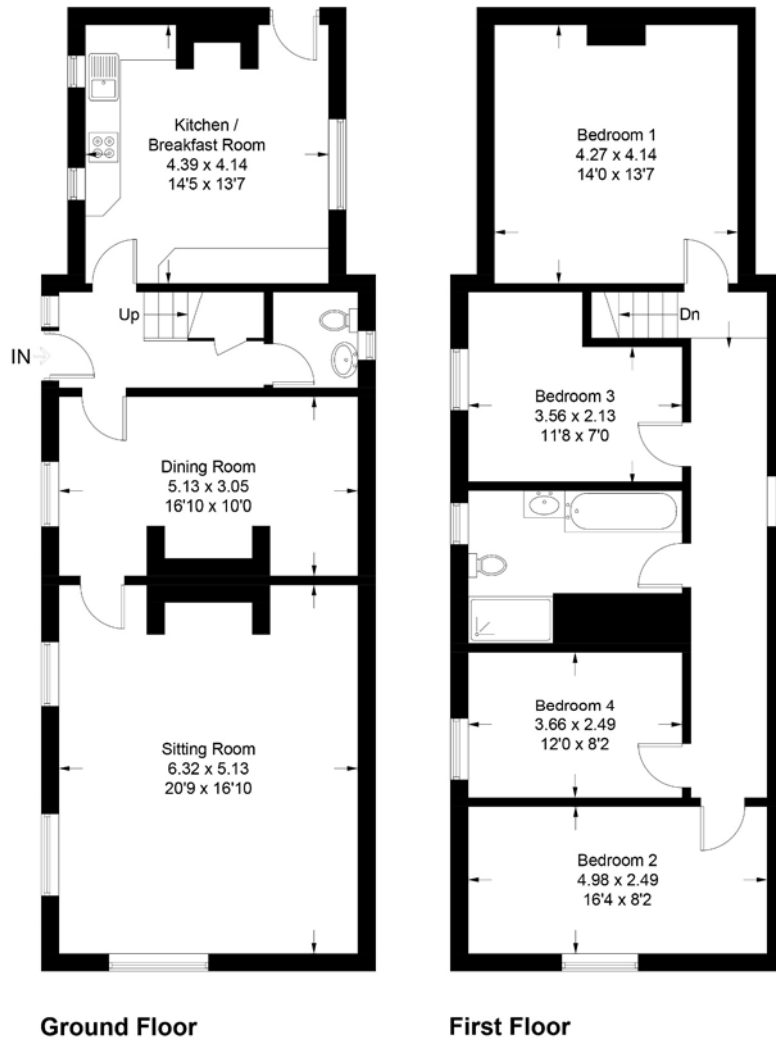
Site Plan - Indicative Only

The majority of the gardens and grounds are to the rear and facing almost due south these enjoy the sun throughout the day. The garden is predominantly laid to grass for ease of maintenance, but interspersed with a variety of established and maturing specimen trees and shrubs. The rear garden is almost entirely enclosed with post and stock proof fencing, together with established hedging in part, creating a very private area indeed. In the south-eastern corner of the garden there is also a patio area with **summerhouse**. Other buildings include a useful **timber frame garden storage shed** and a **greenhouse**, together with a range of more dilapidated garden sheds. In all, the gardens and grounds extend to approximately 1.75 acres (0.72 hectares).



1 Widows Nest, Worlingworth

Approximate Gross Internal Area = 153.3 sq m / 1650 sq ft



Ground Floor

First Floor

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Produced for Clarke and Simpson

Viewing Strictly by appointment with the agent.

Services Mains water, electricity and drainage. Oil fired boiler serving the central heating and hot water system.

EPC Rating = F

Council Tax Band E; £2,410.37 payable per annum 2023/2024

Local Authority Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX;
Tel: 0345 6066067

NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.
3. Prospective purchasers should note that there is an agricultural machinery dealership adjacent to the property to the east. The dealership is also in the process of constructing a new workshop extension to the rear of the existing premises. Further information is available on request.

April 2024



Directions

From the Agent's office, proceed up College Road and take the second turning on the left onto the B1119. Continue out of the town and, at the T-junction in Saxtead, turn right onto the A1120 and then immediately left towards Worlingworth. Continue for approximately 2.5 miles, heading through the village of Tannington, and take the turning on the left signposted to Worlingworth. Continue on this road for approximately 1.5 miles until arriving in the village. Continue through the village, passing the church and primary school on the left. Having passed P. Tuckwell Ltd on the left, take the next driveway on the left hand side.

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