

*A stunning 6/7 bedroom Queen Anne house with later Edwardian additions, that has been extensively renovated, with gardens and grounds of approximately 2 acres, just outside Woodbridge.*

Guide Price

£2,150,000

Freehold

Ref: P7298/J

The Red House

Blacksmiths Road

Hasketon

Woodbridge

Suffolk

IP13 6JA



Entrance hall, dining hall, kitchen & living room, drawing room, garden room, study/playroom, pantry, utility room & cloakroom. First floor accommodation comprising principal bedroom with ensuite shower room, three further double bedrooms and family bathroom.

Second floor accommodation of three further double bedrooms.

Garage, studio and store.

Mature and established gardens and grounds extending to approx. 2 acres (0.82 hectares).

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## Location

The Red House will be found close to the centre of the highly desirable village of Hasketon. Hasketon is a very popular village, which lies a short distance from the historic market town of Woodbridge on the banks of the River Deben. Woodbridge has an extensive range of shops, restaurants, public houses and recreational facilities along with an excellent Marina. There is also a good choice of schooling in both the private and state sectors. The Abbey Preparatory School and Woodbridge School are both located in the town, and Hasketon falls within the catchment area of the renowned Farlingaye High School.

The property has easy access to the A12, which provides largely dual carriageway driving to London and the south. The County Town of Ipswich, with a further choice of good schooling in both the state and private sectors as well as a good range of shopping and recreational facilities, including its popular marina area, is about 8 miles to the south-west and from here there are fast Inter-city rail services to London's Liverpool Street station, which are scheduled to take just over the hour. There are also some direct services from Woodbridge to London each day. The Heritage Coast lies within about 13 miles with popular centres such as Orford, Aldeburgh, Thorpeness, Walberswick and Southwold.

## Description

The Red House comprises a beautifully presented 6/7 bedroom Queen Anne house, with wonderfully light and spacious Edwardian additions, that extends to nearly 4,500 square feet. The Red House is not Listed, which allowed the vendors to undertake an extensive renovation and refurbishment project approximately ten years ago that comprised entirely re-roofing the property, new heating, hot water and electrical installations, re-configuring some of the rooms and the installation of a shower room to the principal bedroom.

Outside there are mature and established gardens and grounds that extend to approximately 2 acres in all. The gardens, which adjoin and overlook the neighbouring parkland setting, which is used for grazing, are predominantly laid to grass for ease of maintenance, but interspersed with a number of mature and established specimen trees. Within the garden is the Studio, with power and internet connected, and which could be utilised as a home office if required.



## The Accommodation

### *The House*

### Ground Floor

A wooden panelled front door opens into the

#### *Entrance Hall*

With leaded light casement window overlooking the driveway and garden, column radiator and door through to the

#### *Dining Hall* 15'8 x 14'7 (4.78m x 4.44m)

A delightful reception room with large casement window on the front elevation overlooking the driveway and garden. The focal point of the room is the Victorian iron hob fireplace with carved wood surround. Original parquet flooring, column radiator and bi-fold doors opening into the



*Kitchen/Living Room* 26'6 x 17'2 (8.08m x 5.23m)

A wonderful, multi-functional room, that is the hub of the house. The living area enjoys a bay frontage that offers huge amounts of light and good views of the garden. The kitchen area is fitted with a range of cupboard and drawer units with polished stone work surfaces incorporating a large stainless steel sink with brass mixer tap and carved drainer to the side. Matching island unit. Double hob Aga with inset electric hob. Former fire place containing a Nicholls & Clarke oven range as a feature. Column radiators and original parquet flooring throughout.



Returning to the Dining Hall, a door provides access to the

### *Inner Hall*

With staircase rising to the first floor with understairs storage cupboard, window overlooking the driveway and garden, original parquet flooring, column radiator door to the **Rear Hall** and door to the

### *Drawing Room* 18'0 x 15'6 (5.49m x 4.72m)

A stunning reception room with similar bay window arrangement to the Kitchen and Living Room, that offers a tremendous amount of light. Fireplace with Jotul wood burning stove set on a raised stone hearth and with carved wood surround. Original parquet and column radiators. Glazed doors from the Drawing Room provide access to the



*Garden Room*

Linking wonderfully well with the Drawing Room and with half-height glazed elevation that offers views of the gardens and neighbouring grazing land beyond. Doors providing access to the garden, column radiators and glazed door providing access to the



*Study/Playroom* 14'0 x 14'0 (4.27m x 4.27m)

Currently used as a study, and gaining light and views of the gardens and grounds through the Garden Room. Original parquet flooring, column radiators, Victorian iron hob fireplace and shelved storage cupboard. Part-glazed door through to the



*Rear Hall*

With door returning to the Inner Hall, door to **Cellar**, herringbone oak flooring and doors off to the Pantry, Cloakroom and Utility Room.

*Pantry*

With connecting door through to the Kitchen and fitted with a range of shelved cupboard and drawer units. Part-glazed door to the outside, herringbone oak flooring and column radiator.



*Utility Room* 10' 0 x 8' 0 (3.05m x 2.44m)

With polished stone work surface incorporating a sink with drainer to the side together with a range of fitted cupboards with plumbing connections for washing machine, tumble dryer and water softener. Range of fitted shelving, column radiator, downlighters and tiled flooring. Door to shelved storage cupboard.

### *Cloakroom*

With half height panelling and fitted with WC together with mounted hand basin. Column radiator and tiled flooring.

From the Inner Hall a staircase rises to the

### **First Floor**

With casement window on the front elevation overlooking the driveway, gardens and grounds. Two separate staircases rising to the Second Floor, ceiling lantern, door to shelved storage cupboard, understairs storage cupboard, column radiators and doors off to

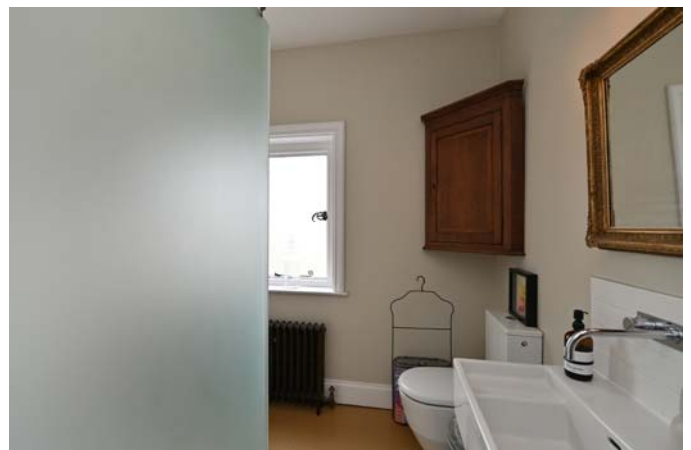
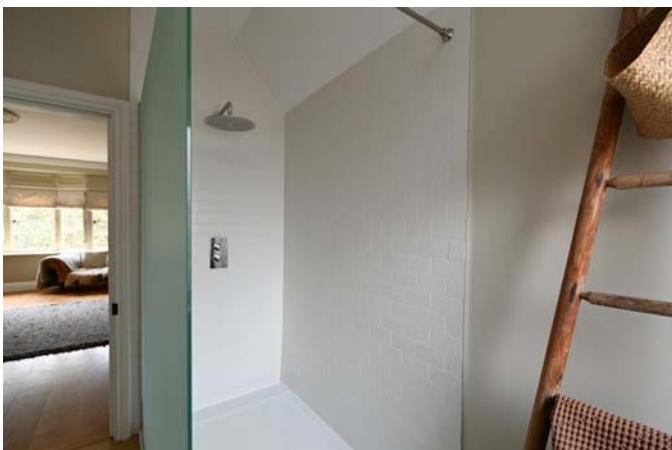
### *Bedroom One* 20'0 x 17'0 (6.10m x 5.18m)

A stunning principal bedroom with large casement windows providing plenty of light and views of the gardens and grounds. Victorian iron hob fireplace with carved wood surround, column radiators, solid oak flooring and door to



### *En-Suite Shower Room*

With large walk-in, fully tiled shower enclosure, WC and mounted wash basin with mixer tap and tiled splashback. Column radiator and tiled flooring.





*Bedroom Two* 16'0 x 14'2 (4.88m x 4.32m)

A generous double bedroom with windows on the front elevation offering plenty of light. Victorian iron hob fireplace with wood surround and raised tiled hearth. Column radiators, solid oak flooring and second door returning to the Landing.



*Bedroom Three* 15'8 x 14'2 (4.78m x 4.32m)

A twin aspect double bedroom with Victorian iron hob fireplace with wood surround and raised tiled hearth. Solid oak flooring and column radiator.

*Bedroom Four* 14'2 x 14'0 (4.32m x 4.27m)

With large casement window on the gable elevation offering views of the garden and adjacent parkland beyond. Victorian iron hob fireplace, door to **walk-in wardrobe cupboard** and door to second wardrobe cupboard.



*Bathroom*

With suite comprising free-standing cast iron roll-top bath, mounted 'trough style' sink with mixer tap over, large, fully tiled shower enclosure and WC. Half height panelling, column radiator and tiled flooring.



From the Landing a principal staircase rises to the

## **Second Floor**

### *Landing*

With doors off to

### *Bedroom Five* 27' 0 x 12' 0 (8.23m x 3.66m)

A spacious double bedroom that is partly sub-divided by the chimney stack which creates two separate areas if required. Heritage window lights providing far-reaching views, boarded floor and column radiators.



### *Bedroom Six*

A double bedroom with heritage window lights, vaulted ceiling, boarded floor and column radiator.



The second staircase rises to

### *Bedroom Seven* 17'0 x 10'11 (5.18m x 3.33m)

Also used as a dressing room serving the principal bedroom. Vaulted ceiling with Velux window lights providing plenty of light and far-reaching views. Wooden boarded floor and eaves storage cupboards.

## Outside

The Red House is approached via a shared driveway that leads to a five-bar gate which opens onto the sweeping shingled driveway to the front of the property.

Beside The Red House is the former **Garage** that provides useful storage, together with a partly enclosed seating area, that enjoys the sun during the latter part of the day. From here a gate opens onto a pathway, that leads to the rear door serving the Pantry.

The majority of the gardens are to the front and beside The Red House, and facing in a south-westerly direction these enjoy the sun throughout the day and into the evening. The garden comprises a central area that is laid to lawn, and which is interspersed with a number of mature specimen trees, including a magnificent spruce tree.

There is an additional area of land, offset from the main garden, to the east. This is also laid to grass for ease of maintenance, and adjoins and overlooks the adjacent parkland, separated by low level estate style fencing. Here there is a useful **studio outbuilding**, measuring approximately 5.15m x 4.18m, of timber framed construction and with solid oak floor. The studio has power and internet connected, and could act as a work-from-home facility if required. Beside the studio there is also a **timber framed store**, approximately 3.6m x 2.4m.



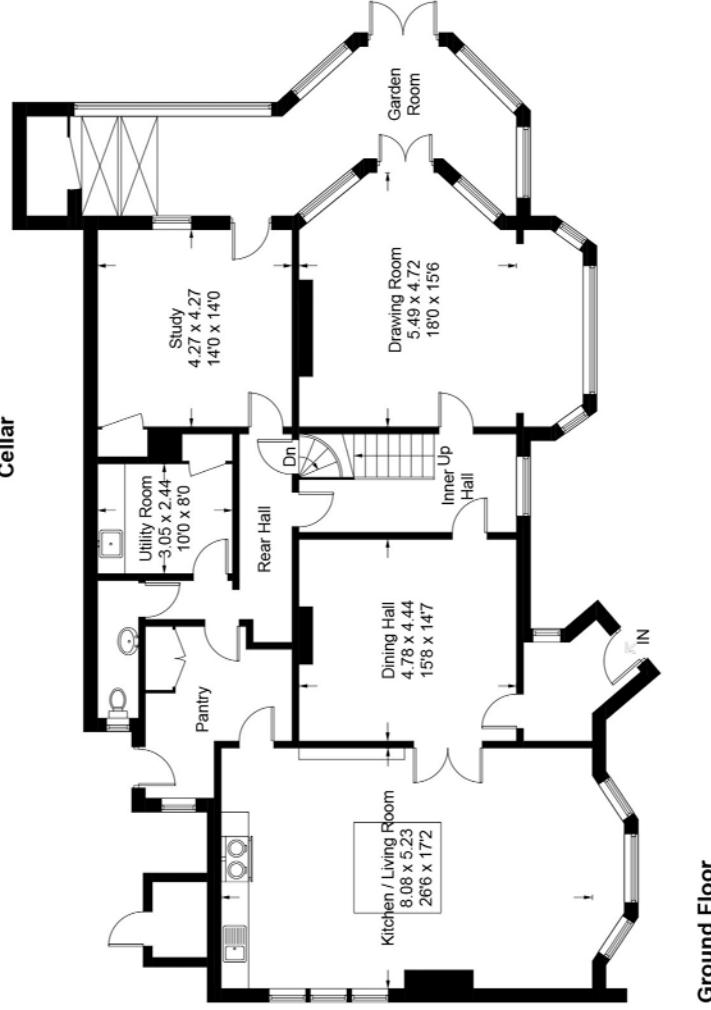
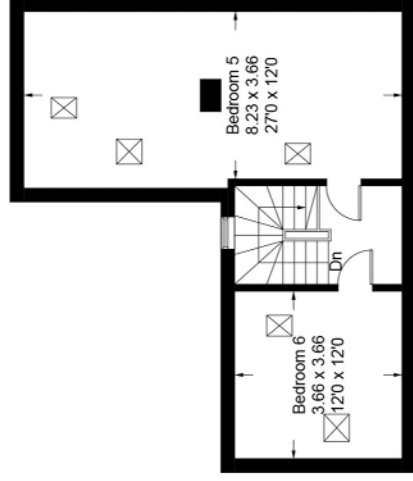
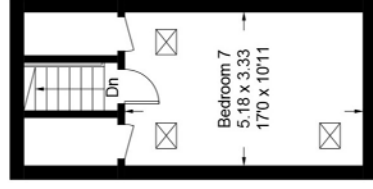
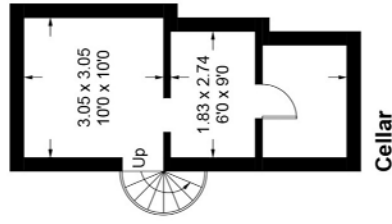


# The Red House, Hasketon

Approximate Gross Internal Area = 417.1 sq m / 4490 sq ft

Cellar = 21.5 sq m / 231 sq ft

Total = 438.6 sq m / 4721 sq ft

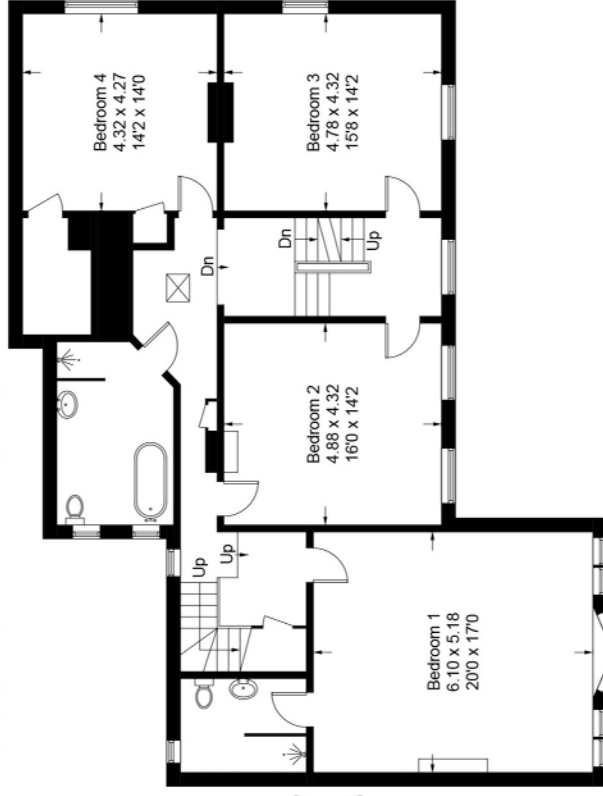


**Second Floor**

**Second Floor**

**Ground Floor**

**First Floor**



## Site Plan



*Viewing* Strictly by appointment with the agent.

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

*Broadband* To check the broadband coverage available in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

*Mobile Phones* To check the mobile phone coverage in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

*EPC* Rating = D

*Council Tax* Band G; £3,471.15 payable per annum 2024/2025

*Local Authority* East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000

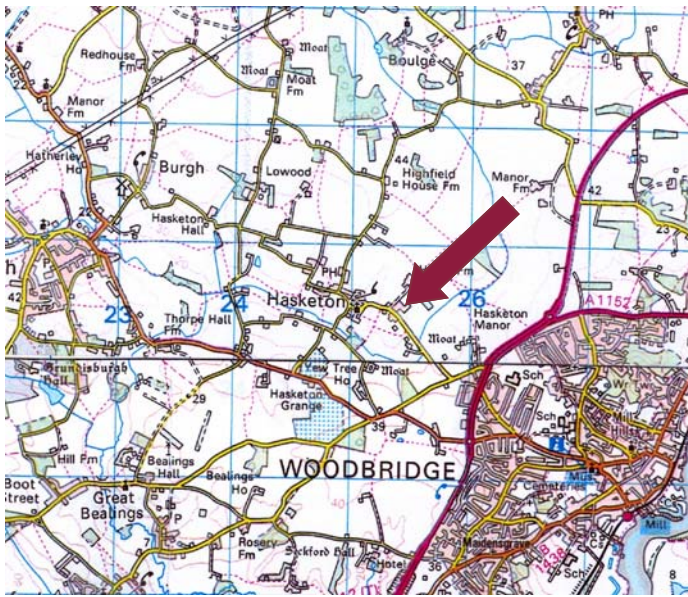
### NOTES

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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. The property is attached at the rear.

*May 2024*



### Directions

Proceeding north along the Woodbridge A12 bypass, continue past the Shell garage, taking the third turning on the left into Manor Road. Take the next turning on the right where signposted to Hasketon and after approximately half a mile turn right onto a shingle drive that will lead you to The Red House.

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