

A superb, Victorian, four bedroom house, along with an independent cottage and outbuildings, sat in grounds of nearly an acre, within the village of Crowfield, 4 miles from the A14.

Guide Price
£1,000,000 Freehold
Ref: P7496/C

Crowfield House
Stone Street
Crowfield
Ipswich
Suffolk IP6 9TP



Crowfield House - Porch, hallway, drawing room, snug, dining room, kitchen, pantry, utility room and cloakroom. Bedroom one with en-suite shower room, bedroom two with en-suite bathroom, two further double bedrooms and bathroom.

The Cottage - Reception hall, sitting room, kitchen/dining room, sun room, bedroom, bathroom and cloakroom.

Ample parking, outbuildings including stores, scullery, garaging and summerhouse. Gardens of 0.93 acres.

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Location

Crowfield House is situated on the edge of the village of Crowfield and enjoys wonderful views over the neighbouring countryside. Crowfield has a village hall and charming church. The neighbouring village of Coddensham, which benefits from a small shop is 1.5 miles. The property is highly convenient for access to the A14 and A12 with the A14 being just 4 miles. The county town of Ipswich which has national shops and a railway station with trains to London's Liverpool Street is 9 miles. The Suffolk Heritage Coast with destinations such as Aldeburgh, is 25 miles.

Description

Crowfield House is a magnificent property dating from 1860 with white brick facades under a slate roof. As well as the main house itself which has well proportioned rooms with notably high ceilings and large sash windows, is a separate cottage which has been let as an independent dwelling for many years. The property has the advantage of not being listed.

French doors open to the porch where there is a front door to the hallway. Stairs rise to the first floor landing and doors lead to the reception rooms, kitchen and cloakroom. The drawing room has a central fireplace and two sash windows enjoying views over the gardens and farmland beyond. It has a ceiling height of 10'4. In addition is a snug that has sash windows to the front of the property and fitted bookshelves. There is a spacious dining room with blocked fireplace flanked on both sides by built-in cupboards. This has a sash window overlooking the driveway. The kitchen has fitted wall units with an integrated dishwasher, fridge freezer, double electric oven and granite work surfaces with inset sinks. In addition is an oil fired Aga. There is a sash window overlooking an inner courtyard. A door opens to a large shelved pantry and a further door opens to a utility room. Here there are high and low level wall units with a wood block work surface and butler sink. There is space and plumbing for a washing machine and tumble drier and former fireplace that is now home to an oil fired boiler. As well as a sash window to the rear of the property there is stable style door leading to the inner courtyard.

On the first floor landing there is a sash window which enjoys views over the garden and undulating countryside beyond. There is a hatch to the partly boarded attic and doors off to the bedrooms and bathroom. The dual aspect principal bedroom has sash windows and fitted wardrobes. Off this is an en-suite shower room comprising shower, WC and hand wash basin with cupboards above and below. The second bedroom, another good sized double, has a sash window overlooking the drive and gardens. Off this is an en-suite bathroom that has a bath with shower above, WC, handwash basin and built-in wardrobes as well as an airing cupboard. Bedroom three is a spacious dual aspect double bedroom with sash windows enjoying fine views, a fireplace and built-in wardrobes. The fourth bedroom is also a double with cast iron fireplace, flanked on both sides by cupboards and a sash window with views over the gardens. In addition on the first floor is a family bathroom with bath, WC, hand wash basin and shower.

The Cottage

From the porch, a door opens to a reception hall. Off this is a cloakroom with a WC and hand wash basin and also a bathroom, comprising a hand wash basin, bath and airing cupboard with hot water cylinder. There is a sitting room with fireplace and a sash window overlooking the garden. Adjacent to this is a kitchen/dining room with high and low level wall units with an integrated fridge. There are windows to the front and rear with views over the garden. In addition is an oil fired boiler, double stainless steel sink and electric oven. Adjacent is a sun room which has wall to wall windows and a polycarbonate roof. It has space and plumbing for a washing machine. Off the hallway is a double bedroom with sash window and a fitted dressing table with cupboards and wardrobes.

The Outside

A shingle driveway leads to the side of the house and the front where there is a significant amount of parking. The main gardens lie to the south-west and south-east of the house and cottage. These are laid to grass and contain rose beds, mature trees and a vegetable garden. In addition is a garden shed and excellent summer house that has power connected and has a store to the rear.

Between the house and cottage are a range of outbuildings and there is a substantial inner courtyard which is an ideal suntrap/windbreak for alfresco dining. The buildings around the courtyard include a wine store, potting shed, wood store, scullery and garage/workshop. This has an up and over door to the front and double doors to the side.

In all, the grounds extend to 0.93 acres.













The Cottage





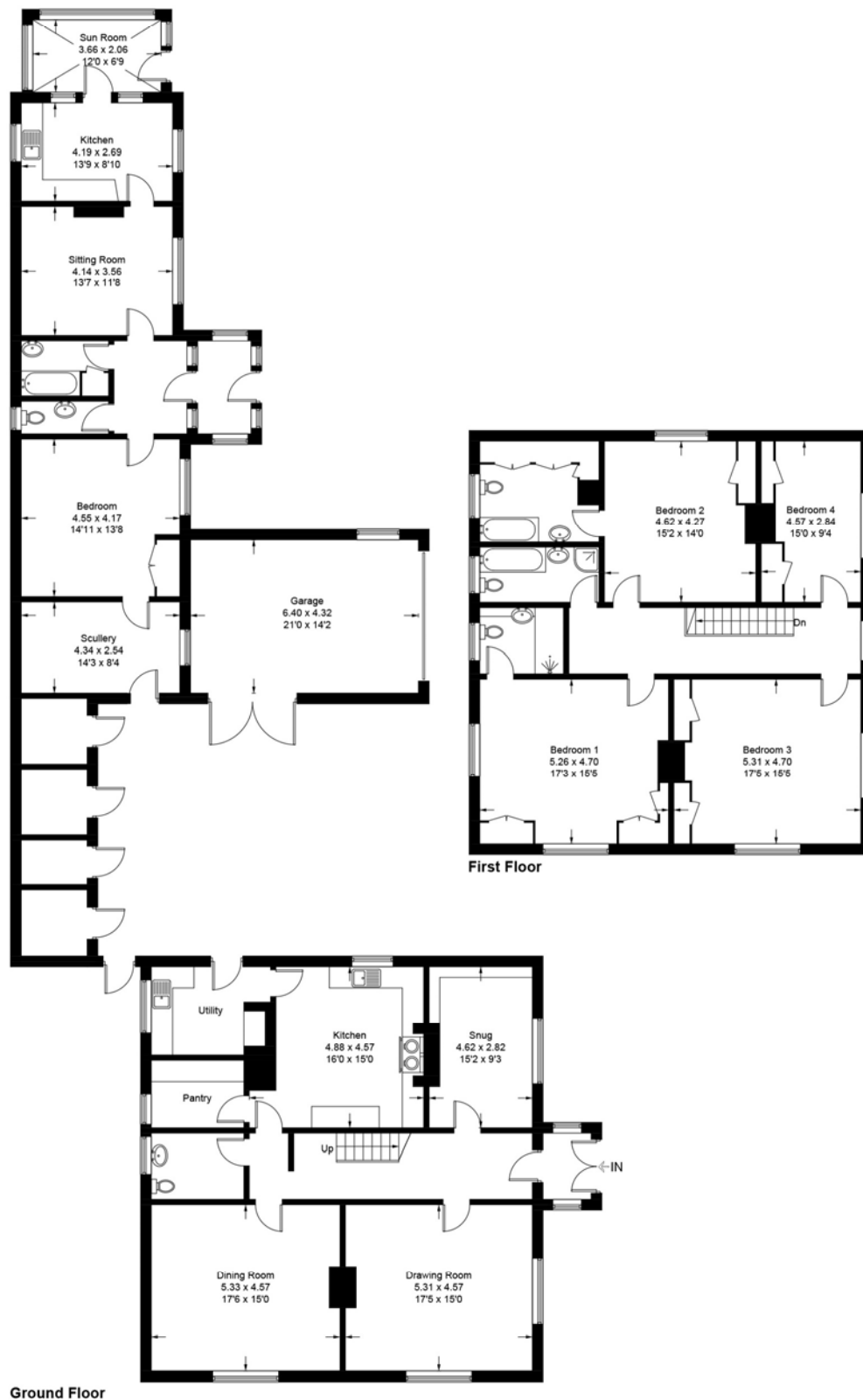






Crowfield House, Crowfield

Approximate Gross Internal Area
 House = 246.3 sq m / 2651 sq ft
 Cottage = 74.4 sq m / 801 sq ft
 Outbuildings = 53.6 sq m / 577 sq ft
 Total = 374.3 sq m / 4029 sq ft





Viewing Strictly by appointment with the agent.

Services Mains water, drainage and electricity. Oil serving the Aga, boiler for the house and boiler for the cottage.

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 –
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EPC Rating House = E, Cottage = E (Copies available from the agents upon request)

Council Tax House = Band E; £ 2,492.33 and The Cottage = Band A; £1,359.45 payable per annum 2024/2025

Local Authority Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0300 1234000

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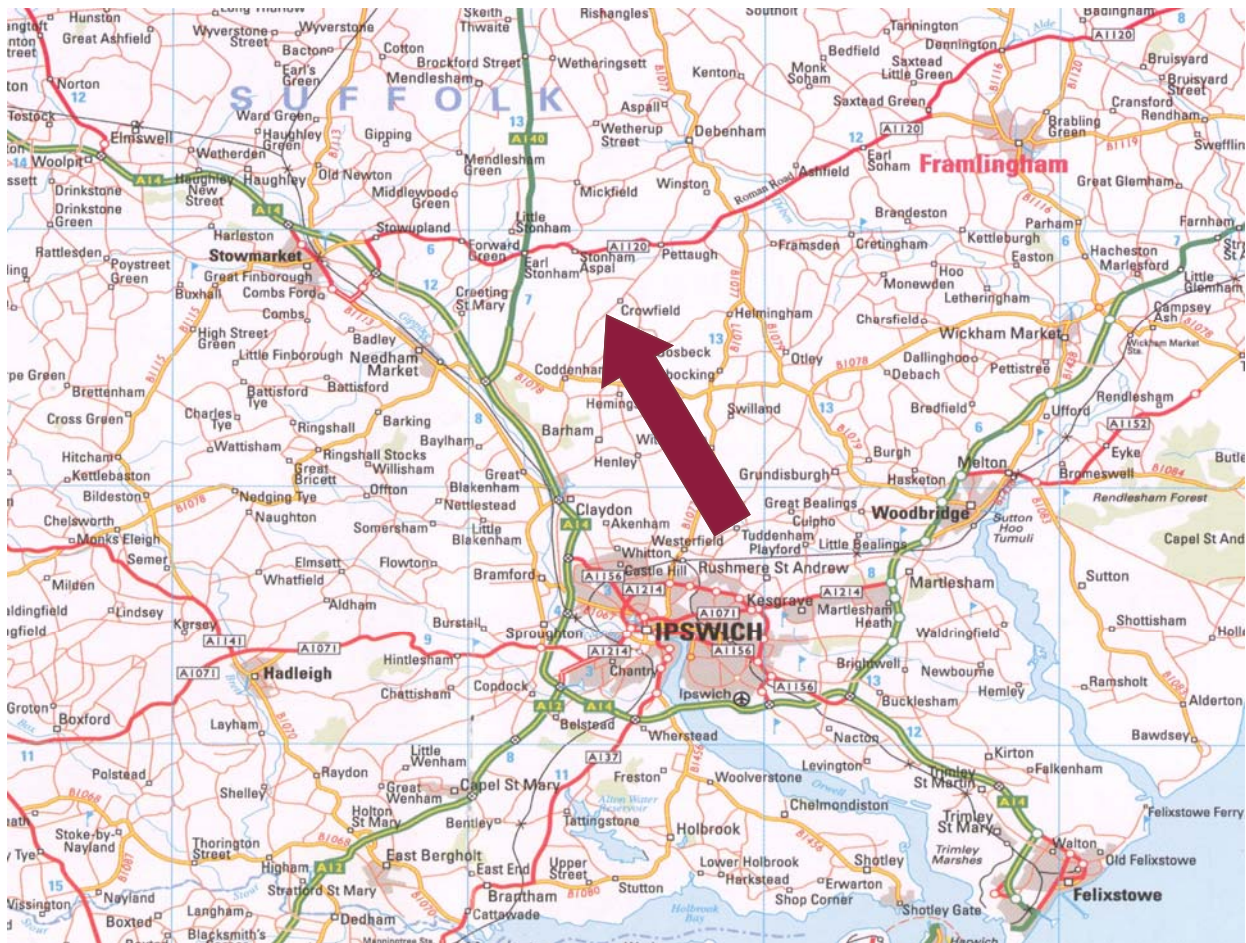
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2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.
3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.
4. The vendors are related to a partner of Clarke and Simpson.

February 2025

Directions

Proceed north on the A12 from London and at the Copdock interchange, proceed onto the A14 towards Bury St Edmunds. Take the exit onto the A140 towards Norwich and then turn right where signposted to Coddensham. In the centre of Coddensham, having passed the church, bear left at the village shop and proceed through the village as if heading towards Crowfield. Having entered Crowfield, Crowfield House will be found on the right hand side.

What3Words location: ///corner.reception.bride



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