



WHITWORTH HOUSE
FARNHAM, NR SAXMUNDHAM, SUFFOLK

Clarke &
Simpson

JACKSON-STOPS 

WHITWORTH HOUSE
FRIDAY STREET, FARNHAM, NR SAXMUNDHAM, SUFFOLK IP17 1JU

TOTAL APPROX. FLOOR AREA 2,721 SQ FT / 253 SQ M

Situated in a mature, 1½ acre garden setting and with fine meadow views, a well-presented family house residence with well-proportioned rooms



DISTANCES

- Snape - 2 miles
- Aldeburgh & Suffolk Coast – 6 miles
- Saxmundham - 3 miles
- Framlingham - 8 miles
- Woodbridge – 11 miles

FEATURES

- Enjoying a convenient location, easily accessible to Aldeburgh, Snape & Saxmundham
- Light, well laid out & well-proportioned accommodation extending to some 2,721 sq ft
- Views from most rooms across the delightful gardens & surrounding countryside
- Entrance & reception halls
- Drawing room, dining room & snug
- Spacious open plan kitchen/breakfast room, utility room & cloakroom
- 4 double bedrooms & two shower rooms (one en suite)
- Impressive study gallery
- Garaging & store range
- Mature well treed gardens & meadow grounds extending to about 1½ acres

Guide Price: £825,000

LOT TWO

- An adjacent 19-acre grassland meadow with independent access

Guide Price: £150,000



THE PROPERTY

Whitworth House enjoys a secluded and sheltered setting amidst its delightfully mature and well treed gardens and meadow grounds. Dating from the early 1950s, the original house has been extended and now provides 2,721 sq ft of light, well laid out and well-proportioned accommodation.

The majority of the rooms, with their wide windows, enjoy wonderful views across the gardens and countryside beyond.

With an appealing ambience and 'homely' feel, the accommodation flows well from a central reception hall, set off which are the three reception rooms, together with the spacious open plan fitted kitchen/breakfast room. In addition there is a utility room and ground floor cloakroom.

On the first floor, set off a central landing are four double bedrooms, each with built-in wardrobes, together with family and en suite shower rooms. The master bedroom has the added benefit of sliding French windows accessing a small balcony, whilst a return staircase leads from the impressive galleried study which overlooks the kitchen.

The property benefits from an oil-fired central heating system.

OUTSIDE

A recessed five-bar gate, sheltered by mature trees, opens onto a gravelled drive which sweeps to a parking courtyard, fronting onto which is a timber clad barn providing a garage, workshop and a variety of stores.



The gardens which surround the house are enclosed by mixed hedgerow and create a series of garden compartments. There are lawns interspersed with well-stocked herbaceous shrub borders, numerous trees, including several fine oaks, a well-managed kitchen garden, complete with greenhouse and set within beech hedging. The wide south facing terrace, with an adjacent rotating wooden summer house, are perfect for enjoying the southerly views across the gardens and meadow beyond.

A lower meadow, with its adjoining dell, complete the grounds, which in all extend to about 1.5 acres.



LOT TWO – A 19 Acre Amenity Meadow

Situated to the south of Whitworth House, with an independent five-bar gate access, is a delightful grassland meadow which borders the River Fromus. A natural haven for wildlife, this offers potential for a variety of uses and will appeal to those with equestrian and conservation interests. The current vendors have in previous years had an arrangement with a local farmer for the grazing of cattle.



LOCATION

Set off Friday Street, midway between the popular farm shop and Snape Watering, Whitworth House is conveniently located for easy access to the A12 which links to Woodbridge (11 miles) as well as Saxmundham (3 miles), with the latter offering a good range of local shopping and commercial facilities, including its Waitrose and Tesco stores, together with its rail station which offers branch line connections to the London main line services running from Ipswich.

The village of Snape, which is home to the renowned Maltings Concert Hall, is 2 miles with the popular coastal town of Aldeburgh being a further 6 miles to the east.



DIRECTIONS (IP17 1JU)

From the A12, between Farnham and Saxmundham, turn off onto the A1094 signed to Aldeburgh. Proceed past the Friday Street farm shop for approximately half a mile and after cresting a hill, the entrance to Whitworth House will be found on the right-hand side.

What3words: /// modest.obliging.debut

SERVICES

Mains electricity and water are connected. Drainage to a private chamber system.

Council Tax: F (East Suffolk District Council)

EPC: F

Tenure: Freehold with vacant position at completion.

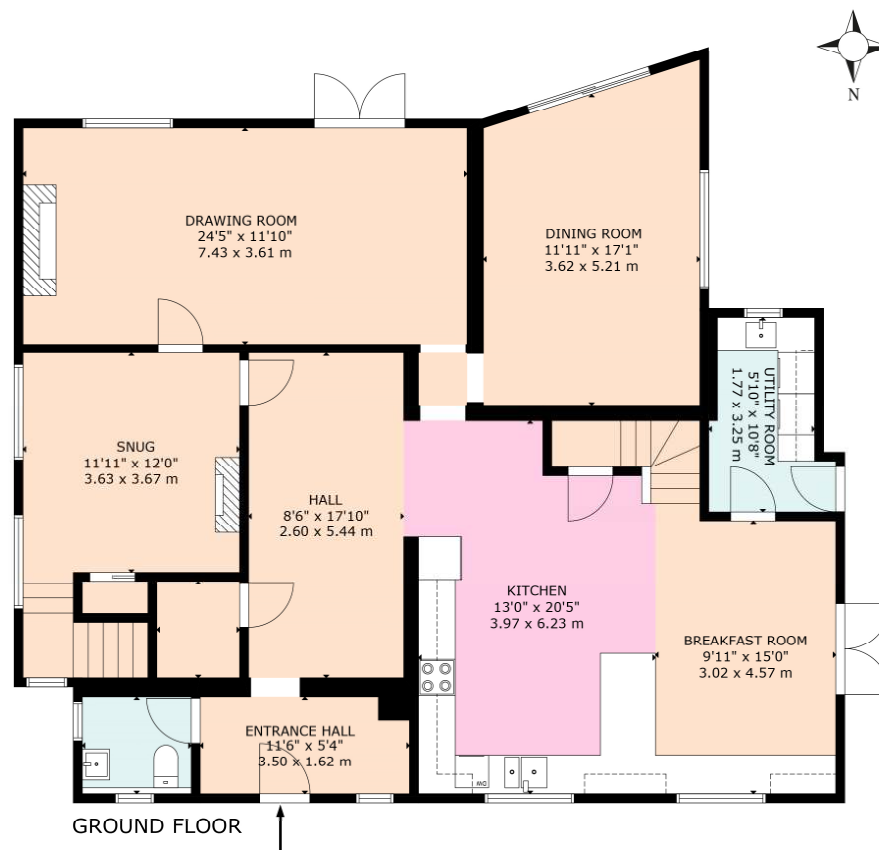
Broadband: Ofcom reports superfast broadband is connected.

FIXTURES AND FITTINGS

The fitted carpets, together with the fitted kitchen appliances are included in the sale, curtains and light fittings are initially excluded but may be available by separate negotiation.

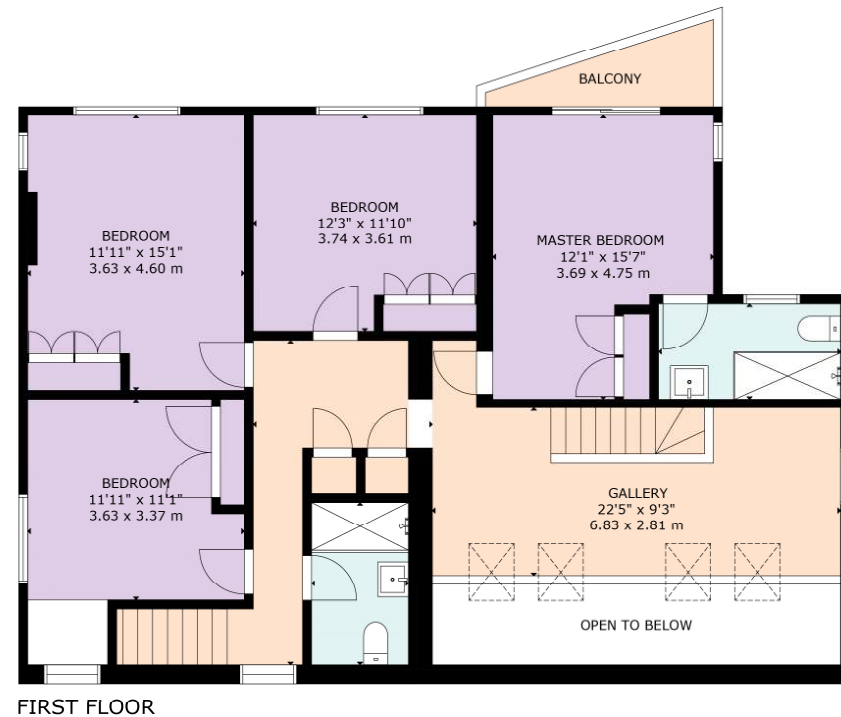
VIEWINGS

By appointment with the joint agents
Clarke & Simpson Tel. 01728 724200
Jackson-Stops Tel. 01473 218218.



WHITWORTH HOUSE, FARNHAM

Total Approximate Internal Area: 253m sq/ 2721 sq ft



SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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