



**FINE** & **COUNTRY**

Maytrees | 7 Harkstead Lane  
Woolverstone | Ipswich | Suffolk | IP9 1BB  
Guide Price £750,000 Freehold







## About the Property

This charming four-bedroom period property full of character is approached via a private driveway and sits within a plot of 1.3 acres with beautiful surrounding views of open farmland.

The original part of the property is believed to date back to the 16<sup>th</sup> century, and was sympathetically extended some 45 years ago to form the splendid home it is today. A versatile accommodation with good decorative order throughout, the current owners have successfully been operating a B&B business for the past 10 years.











### **About the Area**

The property is located in the highly sought-after area of Woolverstone, a small village in Suffolk located on the scenic Shotley peninsula. Located just 6km from Ipswich along the picturesque River Orwell and close to the Woolverstone Marina and the Royal Harwich Yacht Club.

Maytrees is near to some exceptional schools including Ipswich High School and the Royal Hospital School.

The property is also close to Manningtree and Ipswich train stations where you can arrive at London Liverpool Street in just over an hour.



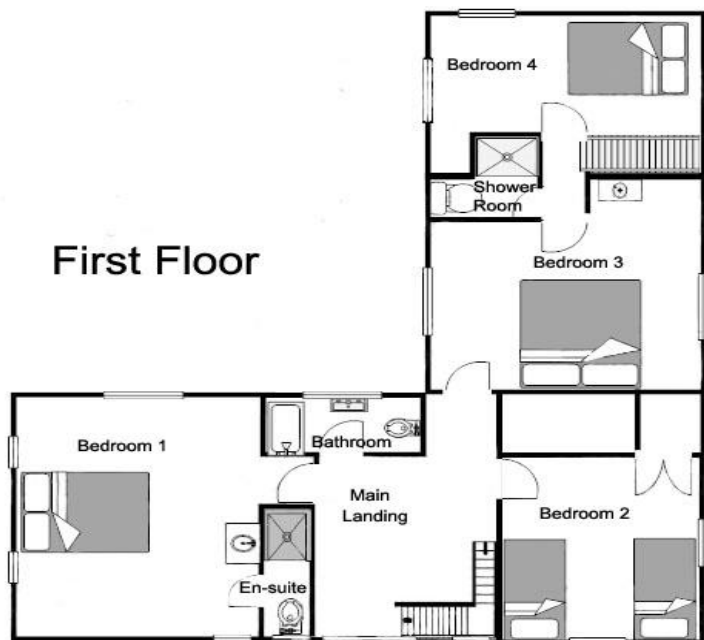


## Key Features

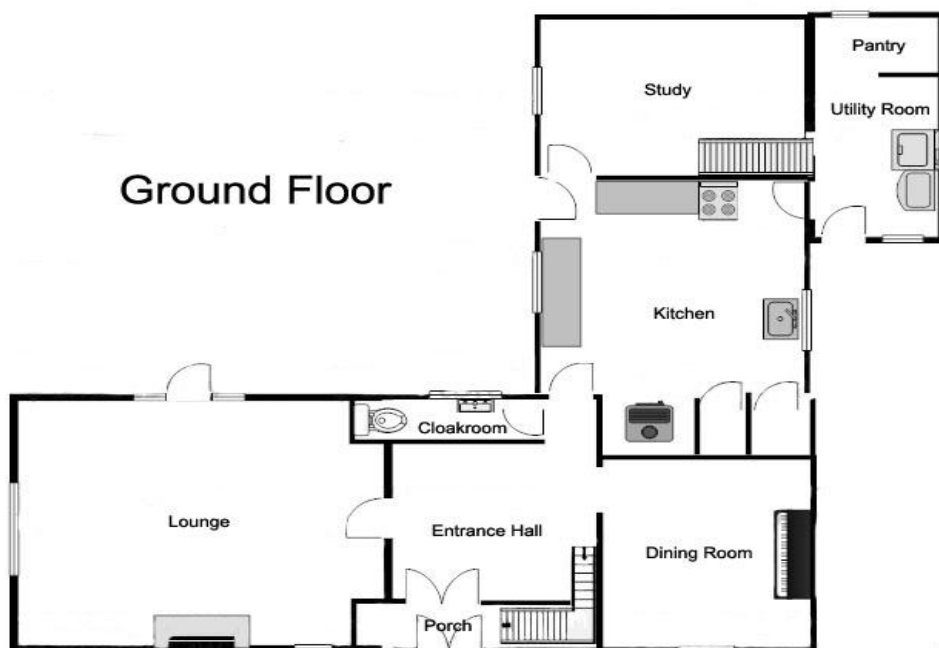
- Character Property
- Detached 4 Bedroom Family Home
- Fast Internet Connection
- Double Garage and Cart lodge
- Outside Office with Garden Views
- B & B Business Opportunity
- Nearby Marina and Sailing
- Ipswich High School Nearby
- 20 Minute Drive to Ipswich and Manningtree Station with Direct Rail Links to London Liverpool Street



## First Floor



## Ground Floor



## Directions

From the A14 Wherstead interchange, exit the roundabout and take the A137 to Ipswich central and docks. At the roundabout, take the 2<sup>nd</sup> exit onto The Strand/B1456 and continue for approx. 3.5 miles and turn right onto Harkstead Lane. After approx. half a mile Maytrees will be located on the left.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D		
39-54	E	45   E	
21-38	F		
1-20	G		





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