



Cattleys, 4 Half Moon Lane
Grundisburgh | Woodbridge | Suffolk | IP13 6UE

TRADITIONAL VILLAGE LIFE



This attractive semi-detached, three-bedroom character home, with the original part of the house dating back to the 17th century, is in the picturesque village of Grundisburgh. Located in a conservation area within a pretty, typically English village, this home offers plenty of space to entertain, both inside and out, plus it has potential for a building plot in the garden, subject to planning. Grundisburgh is just 10 minutes from Woodbridge – recently voted Britain’s happiest town – and convenient for road and rail links to Ipswich and London, with the beautiful Suffolk countryside right on your doorstep.



KEY FEATURES

- A Charming Three-bedroom Character property
- Dating Back to the 17th Century, with a Colourful History
- Presented to a Beautiful Standard Throughout
- Bathrooms on Both Floors
- Double Cart Lodge and Garage, plus Ample Off-street Parking
- Bespoke Wooden Double-glazed Windows Throughout
- Wonderful Mature Garden, with Fruit Trees and Raised Beds for Vegetables
- Peaceful Village Location, in Walking Distance from the Pub!
- A Short Drive to Train Links and All the Amenities of Woodbridge
- Chain Free

This charming, ancient house is set in a conservation area and has a wonderfully welcoming atmosphere. With many character features including and an inglenook fireplace, oak doors, and weathered beams that could tell a tale or two, history combines well with modern convenience here, with amenities for day-to-day living as well as culture, history and leisure on your doorstep.

Step Inside

Enter this characterful home via a useful lobby, leading to the glorious sitting room with magnificent inglenook fireplace, and from which double doors lead to the dining room, with french windows to the garden. An archway connects the dining room and useful study. The kitchen / breakfast room, with bespoke limed-oak cabinets, connects via a small step up to the practical utility room, with quarry tiles and external door, and a door to a shower room, completing the ground floor.

Sensitive Custodians

Original beams have been preserved throughout and this whole home is a testament to sensitive conservation whilst welcoming modern living. On arrival, the owners removed a gas fireplace and the 20th-century bricks behind it to reveal the beautiful original inglenook fireplace. They also commissioned the gorgeous oak doors with traditional Suffolk latches, in keeping with the heritage of this home. The original outside loo was converted to create a downstairs shower room, and the kitchen was moved completely to flow straight to utility, with limed-oak cabinets installed, creating space instead for a quiet study with a view onto the garden. Windows were replaced with timber double-glazed traditional windows, in keeping with the character and to improve the energy rating. A hi-spec double cart lodge was built to replace a derelict barn, and this could be converted to a gym or office space if desired.





UPSTAIRS AND BEYOND

Exploring Upstairs

Stairs lead to a bright landing with a useful storage cupboard. The principal bedroom has built-in wardrobes along with beautiful weathered beams and two east-facing windows making this a wonderful room to wake up in. Bedrooms two and three also have built-in storage and are impeccably presented. The family bathroom at the end of the landing offers a four-piece suite and plenty of elbow room to bathe little ones.

Step Outside

The property is accessed off a quiet country lane via double-gates leading to large driveway where the double cart lodge and separate garage are found along with parking for several vehicles. This space is big enough for a potential building plot in the garden, subject to planning. Beside the cart lodge are multiple raised beds and a greenhouse, nicely segregating the working part of the garden, and from which many wonderful meals have been enjoyed over the years. From the dining room, double doors lead to a covered area, perfect for our unpredictable English weather, with steps up to a raised south/west facing sun terrace, ideal for relaxed alfresco dining. Well kept lawns, mature trees and borders provide a peaceful outlook.

On The Doorstep

Overlooked by the 13th-century St. Mary's Church, the traditional village green, with beautiful weeping willow tree, is at the heart of this historic village. The newly opened village hall is home to over 40 groups, classes and activities to suit everyone. With an active village church, shops, primary school, gym, The Dog Inn, shop and Post Office, plus doctor's surgery, you have all the day-to-day amenities you need here. The village green is criss-crossed by narrow paths and divided by a tributary of the River Lark which is spanned by two fords and two bridges offering plenty of countryside walks directly from the village.

























INFORMATION



How Far Is It To....

The village is conveniently within a short drive of both the A14 and A12. Local independent schools include Woodbridge School, Ipswich School, Framlingham College and St Joseph's College, plus the University of Suffolk has a campus at Ipswich. Woodbridge, voted England's happiest town in 2024, is just three miles away, renowned for its independent shops, quaint pubs, restaurants and colourful markets and train station. Ipswich Station is just a 30-minute drive and direct trains can reach London Liverpool Street in 65 minutes.

Directions

From Ipswich

From Ipswich take the A12 towards Woodbridge at the second roundabout on the Woodbridge bypass turn left by the Dobie's garden centre onto the B1079 signposted Grundisburgh and Hasketon. Continue to Grundisburgh, from the B1079 take the second left into Half Moon Lane, just as you approach the turning to Jaqueline Close (on the left) the property is on your right.

From Diss head south on the B1077 through Debenham. Turn left onto the B1079 at Helmingham and follow into Grundisburgh. Continue on the B1079 and take the next right turn into Half Moon Lane, just as you approach the turning to Jaqueline Close (on the left) the property is on your right.

What Three Words Location

Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [///iceberg.seat.elections](https://iceberg.seat.elections)

Services, District Council and Tenure

Gas Fired Central Heating

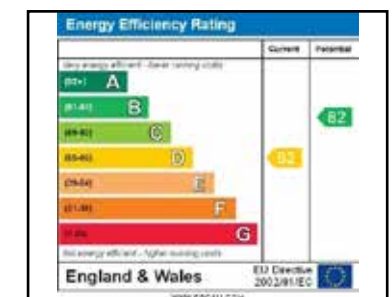
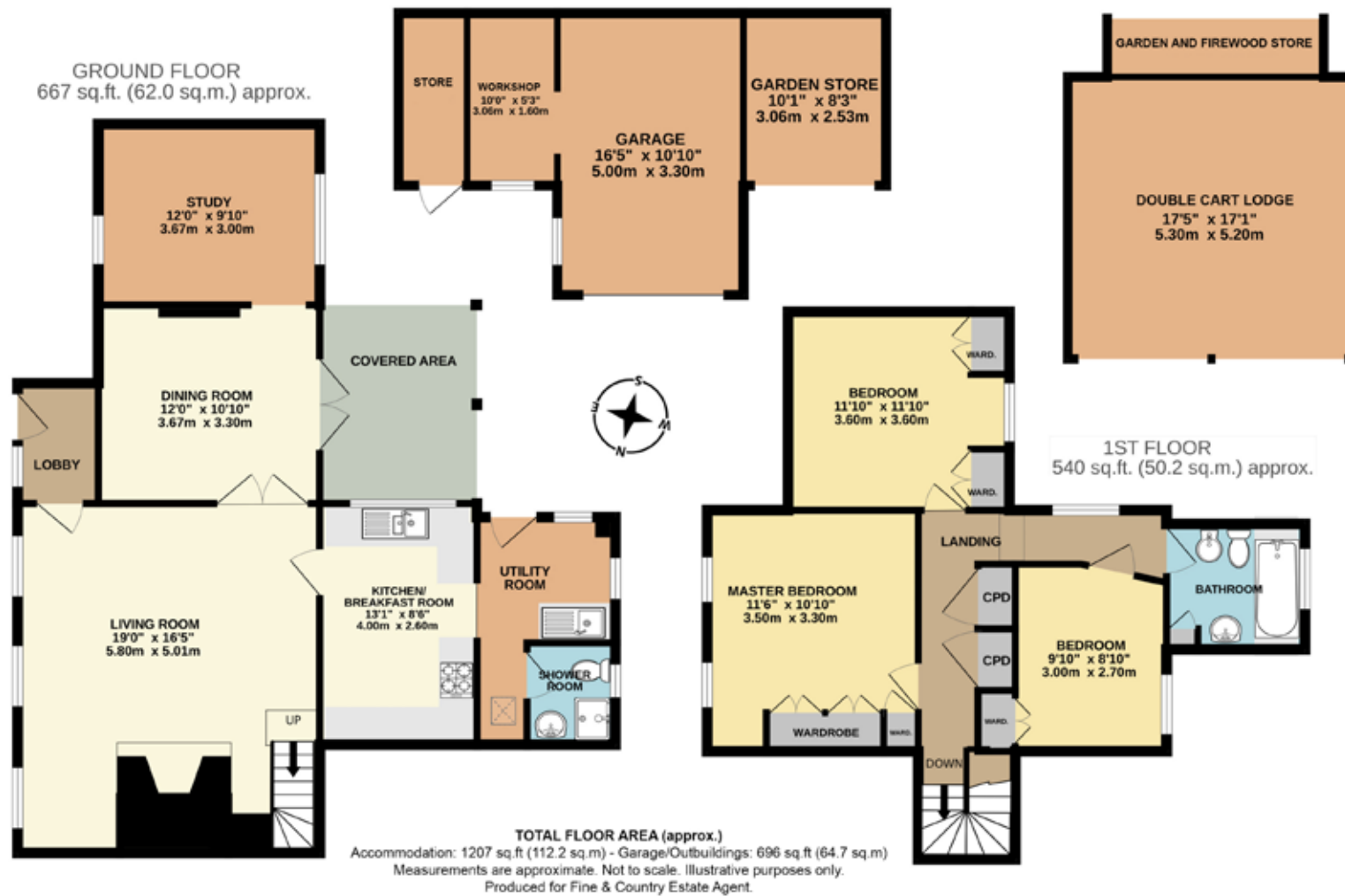
Mains Drainage

Broadband Available – Fibre to premise please check www.openreach.com/fibre-checker

Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk - to check

East Suffolk District Council – C

Tenure: Freehold with flying freehold.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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Fine & Country Regional Office
3 Navire House, Mere Street, Diss, Norfolk, IP22 4AG
01379 646020 | diss@fineandcountry.com

