



BUCKLESHAM HALL

Bucklesham | Suffolk | IP10 0AY

Freehold Guide Price £ 3,750,000

FINE & COUNTRY



Bucklesham Hall is an impressive and beautifully presented Country House, with 15th century origins, set in approximately 23 acres of formal gardens, woodland, wildflower meadow, paddocks and ponds. With stunning views over Bucklesham countryside, this secluded property offers privacy and space in abundance - 5541 square feet.

A beautiful approach to the Hall is accessed by a private and recently re-surfaced drive of approximately 0.7km, lined with grass verges that are planted with around 50 mature, native trees ensuring Bucklesham Hall retains its mysterious and private appeal.

This property has the added advantage of having all bespoke timber framed, double glazed windows, attractive, traditional cast iron column radiators and modern boilers. The cart lodge has it's own separate electric heaters. There is fibre connection to the property that provides super fast internet.



Reception Hall

A warm and inviting Reception Hall with exposed beams, limestone flags and a Douvre Woodburning Stove for those chillier nights. The highlight of this room is the beautiful bifurcated staircase with large central Venetian window providing beautiful views over the formal gardens.

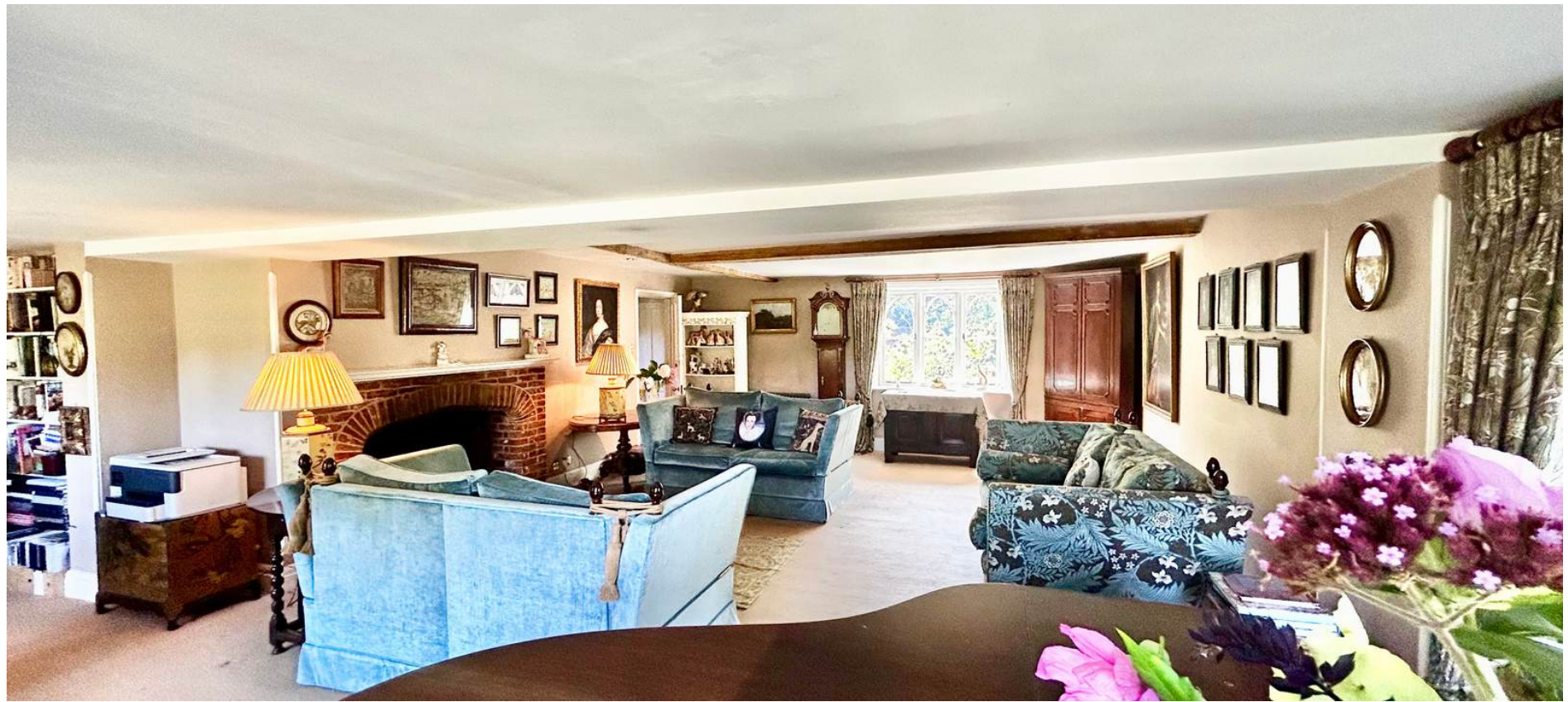




Drawing Room

Entered from the Reception Hall, this impressively large room is enhanced with exposed beams, spotlights and triple aspect windows affording further splendid views over the gardens. The central focus is the Tudor barrel-back red brick fireplace with brick hearth and painted wooden mantel. The room is L-shaped providing the perfect space for a study area.







Kitchen

Flooded with light owing to the large Town and Country double glazed conservatory to the back of the kitchen, this is the perfect place for family and friends to gather in a sociable and well thought out kitchen.

The kitchen area is awash with recessed spotlights. The Plain English bespoke kitchen cabinetry matches the Electric Aga in 'Pearl Ashes'. The Aga, with glass splashback, provides three ovens and two hobs with an additional attached electric 4 hob and 2 oven cooker.

There are a range of base cabinets for ample storage, wall unit, housing for a fridge freezer, a large Belfast sink with mixer tap, space for integrated dishwasher and internal cupboard bins. The central island houses a wine fridge and fridge drawers. The tumbled limestone flags continue through to the conservatory area.

The breakfast room conservatory is a beautiful, light space with magnificent views over the decked terrace, in which to enjoy views of the cascading garden, drawing your eyes to the picturesque pond below.

Utility Room

A fitted room with tumbled limestone tiles, worktop, wall and base cupboards with open shelving and space and plumbing for a washing machine and tumble dryer.







Dining Room

From the opposite side of the reception hall the elegant dining room, with spotlights, provides the perfect place to dine. Open the French doors onto the York stone terrace and enjoy drinks overlooking the stunning gardens, lake and countryside beyond. In winter, light a roaring fire in the impressive large brick backed and stone open fireplace. Dual aspect windows and the most beautiful bespoke Versailles smoked oak floor further enhance the splendour of this room.

Boot Room

A handy area in which to store coats and boots, this room is enhanced with Tintagel Floor from Boniti Flooring Specialists. Large fitted pantry cupboards by Plain English, provide useful storage. An interesting feature is the stone wall-mounted sink with wall-mounted brass taps.

Cloakroom

With attractive wallpaper depicting old English countryside, this cloakroom has a tradition WC with wall mounted wash hand basin and a beautiful stained glass window.

Sitting Room

This handsome room has a Sycamore stripped floor, apex ceiling, roof lights and dual aspect windows. Large beams and a Stovax wood burner, with stone effect surround, give this space a wonderfully cosy feel. One wall is fitted with bespoke, floor-to-ceiling shelves and cabinetry by Neville Johnson, with space to house a large TV. There is also a further cupboard with double wood doors.







First Floor

Principal Bedroom

A substantial bedroom with a large window overlooking the front garden. Exposed beams and stripped floors enhance the character of the room. Display alcove and under stairs storage cupboard. There is a walk-in wardrobe with hanging rail.

Dressing Room

Accessed directly from the principal bedroom, the dressing room provides ample storage with fitted wall to wall Neville Johnson wardrobes and shoe storage. There is space for a dressing table in front of the window also overlooking the front garden.

En-Suite Bathroom

A part-tiled en-suite comprises of a corner shower unit with rainhead and hand-held shower attachment, wall mounted wash hand basin and vanity unit, separate wall mounted vanity unit, wall mounted WC, two towel rails and double ended free standing bath. Window overlooks the rear gardens and lake.

Bedroom Two

A delightful country style bedroom with exposed wooden floorboards, double fitted wardrobes and window overlooking the gardens and lake. There is a further door accessing the rear hall and further on to the family bathroom.

Bedroom Three

A large and bright room owing to the south facing large window with beautiful views of the garden. This room has exposed wood flooring, wash hand basin and a further door that access the hall leading to family bathroom one and bedroom four.



Bedroom Four

With pitched ceiling, this lovely large twin room has dual aspect windows. There is a double wardrobe with hanging rail and panelled doors. Recessed ceiling.

Family Bathroom One

A fully tiled bathroom fitted by Woodbridge Interiors, comprising bath, large enclosed shower unit, wall mounted wash hand basin and WC.

Second floor

Bedroom Five

This cosy bedroom with recessed ceiling also has a pitched ceiling with central window overlooking the garden and countryside beyond.

Bedroom Six

Double wardrobe with hanging rail, fitted shelving in recessed alcove, panelled doors and a further door leading a secondary set of stairs and bedroom seven.

Bedroom Seven

Recessed ceiling and dual-aspect windows provide plenty of light. There are built in cupboards with panelled doors. A further door leads to an east hallway. There is also a wash hand basin with fitted mirror and light.

Family Bathroom Two

A large, fully tiled bathroom designed and fitted by Woodbridge Interiors, with corner shower unit with rain head shower and hand-held shower, wall mounted WC, vanity unit with inset wash hand basin and dual ended free-standing bath. Window overlooking the gardens.







The Cartlodge





OUTSIDE

Bucklesham Hall sits proudly in its 23 acres which include formal gardens, lakes, fields and woodland. The perimeter of the estate is largely enclosed by hedges and post & rail fencing. The final approach to the main house and cart lodge with clock tower, is through automated, wrought iron gates and continues down a curved extension of the private driveway. There is ample, secure parking at the front of the property for at least seven cars.

The cart lodge includes a twin bay garage, workshop, open bay and timber store on the ground floor. Exterior steps lead up to the first floor providing a large open plan space, kitchenette and shower room. This is currently being used as a home office but would also be useful as separate accommodation or a home gym. Other outbuildings include a timber framed barn, garden/propagating room and a larger brick built barn, with covered storage area. These buildings provide useful storage for machinery and timber but could be developed into further residential or other recreational uses.

The cellar to the main house is approached via steps at the side.

The stunning, formal gardens extend to around 7 acres and include three, spring fed lakes. The largest of these sits below sweeping lawns at the rear of the property, it is well stocked with fish and has an impressive Yorkshire Stone waterfall. The second smaller lake is fed from this feature and has an established bed of water lilies. The third lake is situated to the east of the house, has a central island and smaller step built waterfall which flows into the streams below. An attractive barbecue hut sits on its banks and a Japanese style bridge highlights the natural waterway, which fills this lake from the springs above. There are many unusual specimen trees and plants growing next to the lakes which can be enjoyed from the naturalistic walks around them.

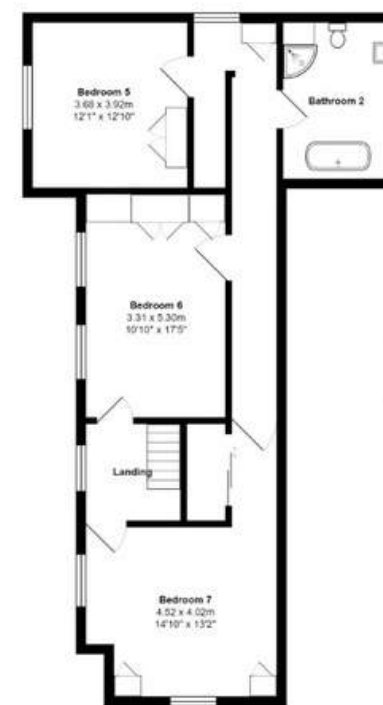
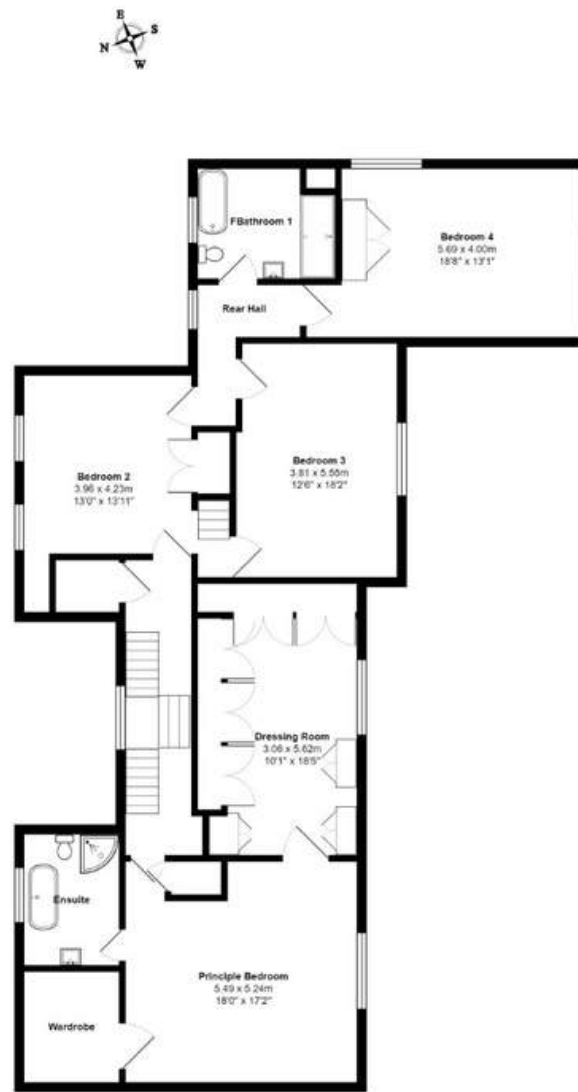
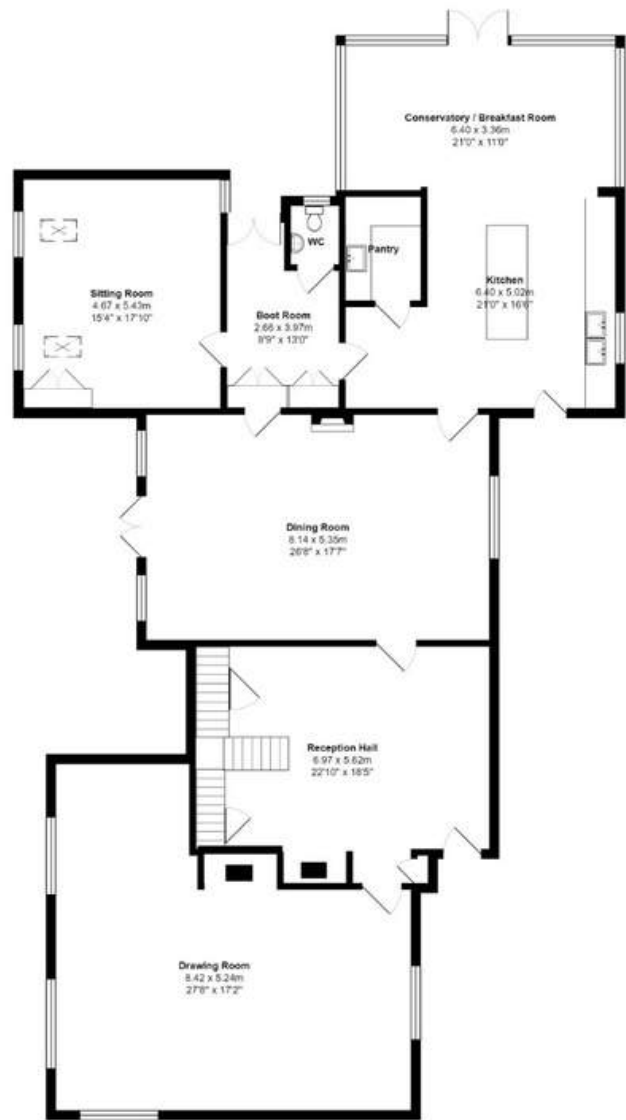
At the rear of the cart lodge, there is a formal vegetable garden with raised beds, paved pathways and fruit cage. At the front of the house there is a fully enclosed walled garden with lawn and hornbeams planted for shade, a rose garden with box topiary hedges, an orchard and several formal borders.

In addition to the formal gardens, there is a woodland, a wildflower meadow and three other fields, which are suitable for equestrian use or for other livestock. The main drive and other areas are planted with thousands of bulbs which provide Spring colour. The estate is self sufficient in firewood.

The grounds attract an abundance of local wildlife including kingfishers, waterfowl, herons, peacocks and deer.

Bucklesham Hall offers an idyllic setting for anyone wanting to enjoy the peace and beauty of the countryside whilst also having the benefit of good transport links and modern amenities close by.





Total Area: 514.8 m² ... 5541 ft²
All measurements are approximate and for display purposes only.

Suffolk County Properties Ltd trading as Fine & Country Woodbridge
Registered in England and Wales. Company reg. No. 05861438
Registered address: Crane Court, 302 London Road, Ipswich, Suffolk, IP2 0JA
Copyright 2022 Fine & Country Ltd

About The Area

Bucklesham Hall is located within the rural outskirts of the popular village of Bucklesham on the eastern outskirts of Ipswich. The village has a highly thought of primary school, a public house and a church.

Woodbridge (approx. 6 miles) is a much sought-after market town located close to the Suffolk Heritage Coast on the banks of the beautiful River Deben. The town is widely known for its' beautiful historic buildings and wide-ranging amenities which include a library, two theatres, a cinema, numerous sports facilities (including sailing, rowing, tennis, bowls, rugby, and football clubs), dentists and doctors' surgeries, and a selection of highly reputable schools. Woodbridge station is on the Ipswich-Lowestoft East Suffolk Line with connections via Ipswich to London Liverpool Street.

Felixstowe (approx. 7 miles) is one of Britain's major seaports and a popular seaside resort, which has moved upmarket in recent years with council led rejuvenation of the seafront together with the opening of new restaurants and hotels, several of which are within walking distance of the property. In addition to the promenade and clifftop walks along the seafront of Felixstowe itself, the town is also well connected to nearby Ipswich, which has direct trains into London Liverpool Street (65 minutes), and is within easy reach of the Suffolk Heritage Coast and Area of Outstanding Natural Beauty.

It is conveniently located for Purdis Farm Golf Club and is just a short drive from the county town of Ipswich, which offers a wide variety of shopping, commercial and leisure facilities, which includes a full range of sports clubs and societies, restaurants and high street stores. There is an excellent choice of schools within both the state and private sectors, which caters for all age groups. The town is currently undergoing an extensive waterfront regeneration, which shall add further amenities. Ipswich station is on the Greater Anglia Main Line, approximately 70 miles east of London Liverpool Street Station with a journey time from Ipswich of approximately 1 hour and 10 minutes.

Bucklesham has good access to various road networks via the A12 to the south with links to London and the M25 and via the A14 to The Midlands and M11. Mainline rail links from Ipswich station are to London's Liverpool Street with a journey time of approximately 65 minutes.

Services

We are advised by the Vendors that mains electricity and water are connected. The property benefits from oil-fired central heating. There is a recently replaced sewage treatment plant.

Possession

Vacant possession upon completion.

Council Tax Band

East Suffolk Council Band H -
£ 4174.68 - 2024/25

What Three Words

///hologram.waistcoat.baroness

VIEWING ARRANGEMENTS

Strictly by appointment with the
Vendor's sole Agent
Fine and Country Ipswich and
Woodbridge - 01394 446 007



Fine & Country Woodbridge
01394 446 007 | woodbridge@fineandcountry.com

THE FINE & COUNTRY
FOUNDATION

— FIGHTING HOMELESSNESS —

If you would like to make a donation to the Fine and Country Foundation, please visit: fineandcountry.com/uk/foundation