



The Old School
Ufford | Woodbridge | Suffolk | IP13 6DX

A COMPLETE EDUCATION



Built in 1873 and converted in 1987 this wonderful schoolhouse conversion has its own identity and personality. The brickwork and beams add a softness to the large, vaulted spaces and with three bedrooms, plenty of social space and gardens that wrap cosily around the house you can really enjoy the atmosphere yet revel in the convenience of modern life, and all close to amenities and commuter links.



KEY FEATURES

- A beautiful three bedroom converted school
- Dates back to the late 1800s
- Exceptional vaulted living room with mezzanine
- Sought after village location
- Principal bedroom with ensuite, with two ground floor bedrooms
- Gas underfloor heating
- Private courtyard garden to the rear
- A lovely decked area to the front
- Short drive from the train links and amenities of Woodbridge
- Double garage with parking for multiple vehicles

The current owners were drawn to this house due to its location, and by the character, soaring ceilings and architectural complexity. With traditional beams and stone flooring, it is superb conversion, just filled with light as a result of much of the original structure and large windows, being retained. The refurbishment honours the integrity of its origins yet hides contemporary features such as the underfloor heating throughout and provides options for multi-generational living as well as working well as a family home and entertaining space. The separate garden spaces also work as extra “rooms” offering space to gather or for quiet reflection. Close to amenities and for commuting this home has all you need to write your own next chapter.

Step Inside

The traditional front door opens into a useful tiled floor lobby with cloakroom straight ahead. An internal hallway leads to two ground floor bedrooms and a family bathroom, cleverly set away from the social spaces. One of the bedrooms could easily become an extra lounge for multigenerational living arrangements. From the hallway a door opens into the magnificent living room, with vaulted ceiling, beautiful beams, huge wood burner and enormous windows swathing the room in light. Also from this hallway stairs rise to the principal bedroom on the first floor. To the right is the wonderful kitchen with panoramic windows along all one side, a practical Aga as well as two conventional electric ovens, central island, and plenty of room for armchairs and a breakfast table plus a utility room. To the left of the living room is the dining space with room for a ten-seater table, large doors to the patio, once the school playground, and also stairs leading directly to the mezzanine floor. The study come snug is a wonderful space just off the dining room and makes for a quiet work or study space but also hosts a sofa bed for times when all the family descend.

Harmony, Hearth And Home

The current owners converted the existing conservatory roof to a tiled roof in 2015, making the kitchen feel more part of the home rather than an extension. The flow between the kitchen/breakfast room to the grand living room and dining room areas make this an obvious space for children to do their homework before the family gathers to eat.





KEY FEATURES

It has been a wonderful home to fill with friends and family as the open plan space lends itself to gatherings, once hosting 40 people for a birthday party. The current owners made the house a practical home adding lots of storage options – bookcases on the mezzanine to allow it to function as library or home office, plus wardrobes and cupboards to bedrooms and the snug. The mezzanine always hosts the huge Christmas tree and makes a real statement, whilst the enormous wood burner below offers focus and a cozy feel to this large zone. The living area is beautifully cool in the summer too, in spite of those wonderful ceiling to floor windows, making this is a very well used space. What makes this so special is the option to find peace here whether the mezzanine floor, or the snug come study, there is room to just be, and leave the family to chatter.

Exploring Upstairs

Stairs from the internal hallway take you to the principal bedroom and characterful ensuite, tucked away feeling like its own private retreat. Here the glory of the conversion hits home, with beams, huge windows and the brickwork all combining with wooden floors to remind you of the heritage of the home. It is an enormous bedroom but feels welcoming and bright without one getting lost in the size of it. The ensuite again mirrors the bedroom with brick and beam, the ancient, blending with both modern shower and bath, unusual in an ensuite. The mezzanine is accessed from the dining room and is fitted out as a workspace come library. It could easily be repurposed as a teens lounge or an exercise space and again has wonderful large windows bringing in light and a feeling of space.

Step Outside

The large gravel driveway sweeps around the house to the double garage and offers options for extending the gardens further if required. Storage is also plentiful here with outbuildings, once the school outdoor cloakrooms, now offering one larger shed and three smaller ones - no climbing in the loft for the Christmas decorations in this house. The gardens offer different zones to sun worship or to find shade whatever the time of year. The kitchen has patio doors opening to a pretty decking area which gets the sun almost all day, wonderful for an alfresco brunch or an evening supper outside. An attractive pergola runs along the side of the house and the dining room's French doors open to the patio and offers a separate sheltered space to enjoy the gardens, perhaps for barbecues and chiminea marshmallow toasting. The owners have enjoyed the fruits of three apple trees and a fig tree and have grown redcurrants and gooseberries in the past, so the soil is good here, handy to know if you are the green fingered type. For nature lovers, many birds visit the garden and offer entertainment and song at dawn and dusk. The gardens are fully enclosed so perfect for children and dogs to run free safely.

























INFORMATION



How Far Is It To....

Nearby is the largest village in England, Wickham Market which provides amenities including supermarket, medical and dental practice plus pharmacy and primary school. The riverside market town of Woodbridge just a few minutes' drive away, offering excellent schools, independent shops, boutiques, restaurants, public houses, cinema and a leisure centre with swimming pool. The Suffolk Heritage Coast, Aldeburgh and Southwold are easily accessible. Woodbridge also has a branch line to Ipswich which has frequent services to London Liverpool Street in around an hour, whilst you are not far from the A12 for road links.

Directions

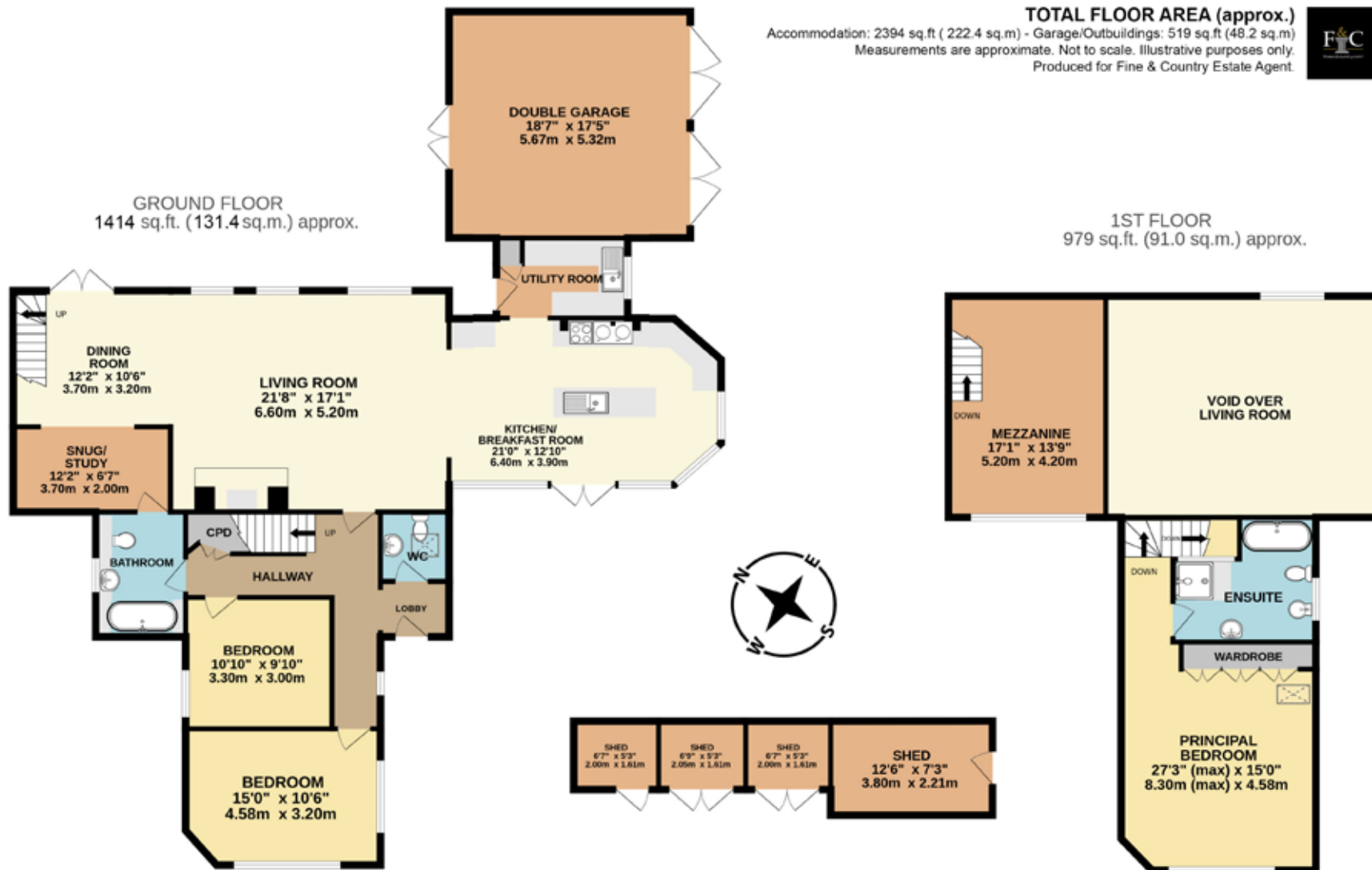
From Woodbridge head north on the A12 and come off at the Ufford Junction (B1438). Continue past the Ufford Crown and take a right on to School Lane. Follow the road up and the property is on your left.

What Three Words Location

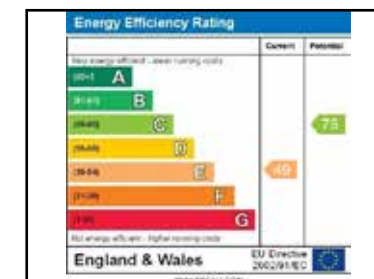
Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... What 3 Words Location [///airstrip.smoking.marinated](http://airstrip.smoking.marinated)

Services, District Council and Tenure

Gas Fired Underfloor Heating
Mains Electricity, Water, Drainage and Gas
Broadband Available – Current Provider EE - please check www.openreach.com/fibre-checker for your chosen provider.
Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk to check
East Suffolk District Council – Band G
Tenure: Freehold



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