



11 Belgrove Place
Ribbans Park Road | Ipswich | IP12 1HH

Victorian Town House



This exceptional property in a stunning historic building set in an urban environment, yet 5 minutes' walk from countryside walks is absolutely unique. With five bedrooms, fantastic social spaces, and a garden with a leafy mediterranean atmosphere, this versatile property can grow with your family. Add to this wonderful town residence, a double garage and three allocated parking spaces you can absolutely enjoy the best of both worlds here.

The current owners were drawn to buy this home off plan by the perfect blend of character features with contemporary convenience. The calm and tranquil feel of the home is an absolute escape from the hustle and bustle of urban living and the garden is unusually large and private for a town house – with parking and ease of access, along with flexible spaces, the home was an obvious choice.



KEY FEATURES

- Stunning five bedroom Victorian town house
- No onward chain
- Double garage and parking for several cars
- South-facing rear garden with large terrace
- Beautifully presented
- Freehold
- Excellent commuting distance to London
- Part of Victorian hospital conversion

Step Inside

The large front door opens to a light-filled hallway with practical flooring that continues seamlessly through the ground floor. A stylish handy cloakroom is to the right and a great working from home study sits to the left of the hallway, cleverly positioned away from the hub of the home. Following the hall you discover an impressive open-plan kitchen and dining room, with additional space for a cosy corner to sit in and enjoy views into the garden. Bifolds can be opened to the orangery style sitting room with further bifolds to the garden, making the space very fluid and at one with the terrace. This house even has a separate utility, such a practical bonus in city living. These modern features combine well with the nods to the heritage of this old hospital building with cast iron radiators, 12 ft high ceilings and sash windows. The muted hues in this fabulous home have been tastefully accomplished with Farrow & Ball and Little Greene paints, creating a tranquil setting in which to enjoy family life.





Creative Solutions

Victorian hospital meets contemporary aesthetic with sensitive architectural design producing a versatile and unique room arrangement. The home benefits from creative solutions to maximise light whilst acknowledging its heritage - Orangery roofing and double sets of bifolds moving inwards offer space light and air, whilst still embracing the character of the building. Neutral earthy tones paired with wood and stone blend the living area to the terrace beautifully, making the external space feel like part of the house. Imagine hot summer city living, but with double bifolds the atmosphere remains cool and well ventilated. On cooler days the living room stays warm with the roof lights and south facing glazing making this a favourite spot for the owners. The rear new sash windows are all triple glazed retaining heat, whilst the sash windows to the front are all refurbished and original so allow the house to breathe a little. The iron radiators are all reconditioned originals from the old Victorian hospital and add so much character and integrity to the rooms. The whole house has been redecorated and is absolutely pristine – even to the degree that picture rails and artist wire have been used to hang pictures rather than drill into the walls.

Exploring Upstairs

Stairs from the hallway lead to the bright wide landing area and to two generous double bedrooms plus a smaller room along with a family bathroom on the first floor. Take the stairs up to the second floor to discover two further large bedrooms each with their own stylish ensuite and one with a fantastic dressing room. Having young children when they moved in, the current owners gave the children the first floor, with bedrooms, play area and family bathroom whilst the adults enjoyed the top floor. As the family got older the top floor became a teens haven, each with their own ensuite, whilst the grown-ups enjoyed the first floor. The house really can grow with you and rooms could even be repurposed as working from home areas, gaming rooms, yoga practice space - the lifestyle is yours to enjoy.





















INFORMATION

On The Doorstep

The location of the house is as unique as the ancient building itself. Although you are in a friendly part of town, with a choice of five supermarkets and a Tesco Metro 90 seconds walk away, the house backs onto the golf course and is minutes from a country heath walk. The Sandlings, the well-known 55-mile coastal path running from Ipswich to Southwold, runs close by so if you enjoy outdoors life whether cycling, jogging or walking the dog you can find fresh air direct from the home. Close by you find the best fish n chip shop in town, a great cycling shop and a golf store and for schooling again you are spoilt for choice. Ipswich School is within a seven-minute bus ride and the town hosts a variety of nurseries, preschools, primaries and secondary schools. Copleston is a well regarded state school and for both the RHS and Woodbridge private schools, buses collect from the end of the road, which is a 2 mins walk.

How Far Is It To....

The location, on the east of the city, is ideally placed for road and rail links. For commuters, trains depart several times hourly from Ipswich Station for London Liverpool Street with journey times of just an hour, and branch line station Derby Road is just 15 minutes' walk from the home. The A12 and A14 run close by, making access easy and also putting the delights of East Suffolk in very easy reach. Pretty Woodbridge, great for days out or fine dining, is just 15 minutes' drive and for those enjoying life on the water, Rivers Stour, Orwell and Deben are all close by. For beach lovers, the Suffolk heritage coastline is within easy reach including Southwold and Aldeburgh, with its world famous music festival.

Directions:

Start in Woodbridge: Head southwest on the A12 towards Ipswich. Continue on A12: Stay on the A12 for approximately 7 miles. Take the A1214 Exit: Exit the A12 onto the A1214 towards Ipswich. Follow A1214: Continue on the A1214 (Woodbridge Road) for about 3 miles. Turn Right onto Ribbans Park Road: Look for Ribbans Park Road on your right and turn onto it. Arrive at Belgrove Place: Continue on Ribbans Park Road until you reach Belgrove Place on your left. Belgrove Place is a residential cul-de-sac located off Ribbans Park Road in Ipswich.

Services, District Council and Tenure

Gas Fired Central Heating

Mains Electricity, Water & Drainage

Maintenance charge approximately £600 pa

Broadband Available – please check

www.openreach.com/fibre-checker

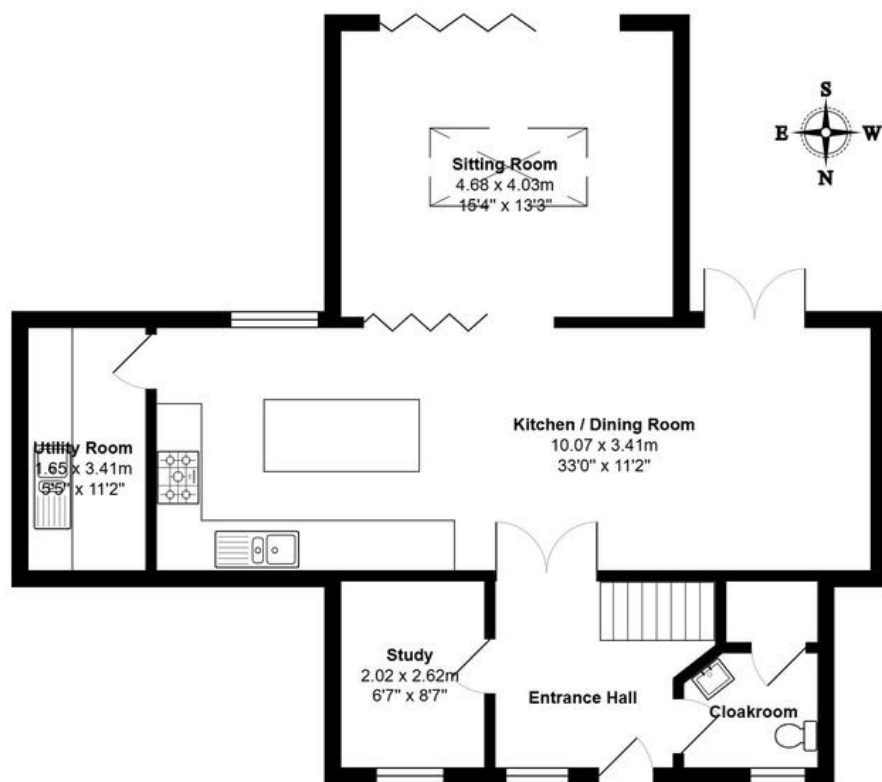
Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk to check

Ipswich Borough District council – Band G - Freehold

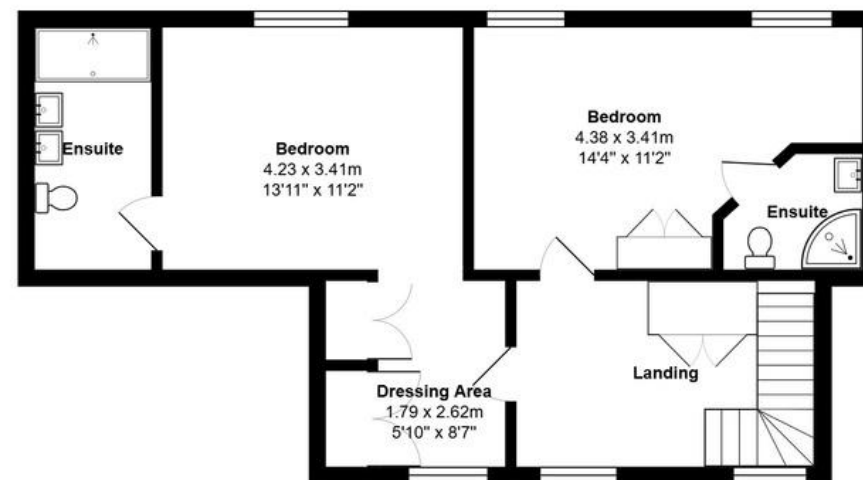




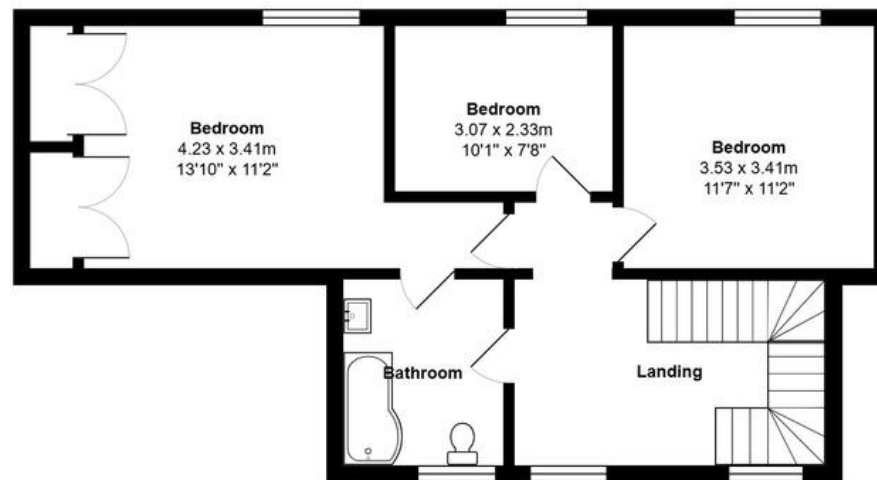
Score	Energy rating	Current	Potential
91	A		85
81	B		
70	C	79 C	
58	D		
54	E		
38	F		
0	G		



Ground Floor



Second Floor



First Floor

Total Area: 197.2 m² ... 2123 ft²

All measurements are approximate and for display purposes only



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