



The Old Manor
The Street | Chelsworth | Ipswich | IP7 7HU

The Good Life



This 4 bed Grade II Listed property has oodles of character and charm, lots of potential for conversion still, yet already has space enough for family life with 4 bedrooms, expansive reception rooms, large gardens and a range of outbuildings. Set in a friendly rural village yet close to road and rail links for commutability this home offers a taste of the good life.



KEY FEATURES

- Beautiful Character Period Property
- Grade 2 Listed
- Impressive Sitting Room
- Farmhouse Style Kitchen Overlooking Stunning Garden
- Sought After Beautiful Village Of Chelsworth
- Four Bedrooms
- Over Half An Acre Of Fabulous Gardens
- A Range Of Outdoor Buildings Including Studio and Offices
- Parking For Several Cars

The current owners had never lived in a village before and were delighted to be welcomed and felt settled very quickly. This has been a very happy family home. The space flows really well - from the cosy the kitchen that overlooks the beautiful gardens to the sitting room that is warm and inviting, and when there is a crowd the drawing room comes into its own. With plenty of room for everyone to stay and gardens to spill into what more could a house offer.





Step Inside

A traditional porch welcomes you in and through to the inner hallway, with space for coats and shoes. To the left is the relaxed, white beamed sitting room with wonderful fireplace, warm and inviting on a chilly evening and a cosy space when it's just you at home. To the right is a magnificent drawing room, giving a sense of occasion with amazing decorative ceiling rose, stunning marble fireplace, parquet floor, huge windows flooding the room with light and French Doors to the gardens. This room is at its best full of family and friends and the vendor has fond memories of many a large gathering here. Two doorways allow access from the drawing room into the inner hallway which leads to a convenient ground floor cloakroom and also to the homely kitchen/breakfast room. This farmhouse style kitchen is like a warm hug – with large table offering space to gather as a family and chat about your day, muddle over a cuppa or simply relax with the newspaper. The cabinetry and butler sink offer a nod to the history whilst the double fan oven and hob provide the mod cons we all need today. French doors take you outside to the terrace side garden. Just outside the kitchen in the hallway, is a clever cupboard housing the boiler and washing machine.





Space to Suit Your Needs

This home embraces its past yet indulges us with the modern comforts we expect today, and offers much flexibility and opportunity to make your own history here. The enormous drawing room could house any combination of sofas, armchairs and coffee table for chess/draughts/card games as well as the dining suite, and with French doors to the gardens.

The first floor offers flexible options too with the small bedroom/office being off one of the larger bedrooms making an ideal nursery or child's bedroom or guest suite. This house can grow with you. There are many opportunities with outbuildings to create ancillary accommodation subject to planning. The outbuildings, studio and office space make working from home a possibility. There was previous planning permission granted for a single story extension from the kitchen and sitting room though this has now lapsed.



Explore Upstairs

Stairs from the rear of the property lead to an elegant landing and straight to a large, bright, dual aspect bedroom and with modern ensuite. Further along the landing is a single bedroom with a wealth of built in cupboards, currently used as guest space and home office, with connecting door to an enormous bedroom, which of course has its own door to the landing - what a fantastic layout for family living. A fourth bedroom, with shuttered window can be found just across the landing down a couple of steps. The family bathroom offers a bathtub and shower and is beautifully panelled.

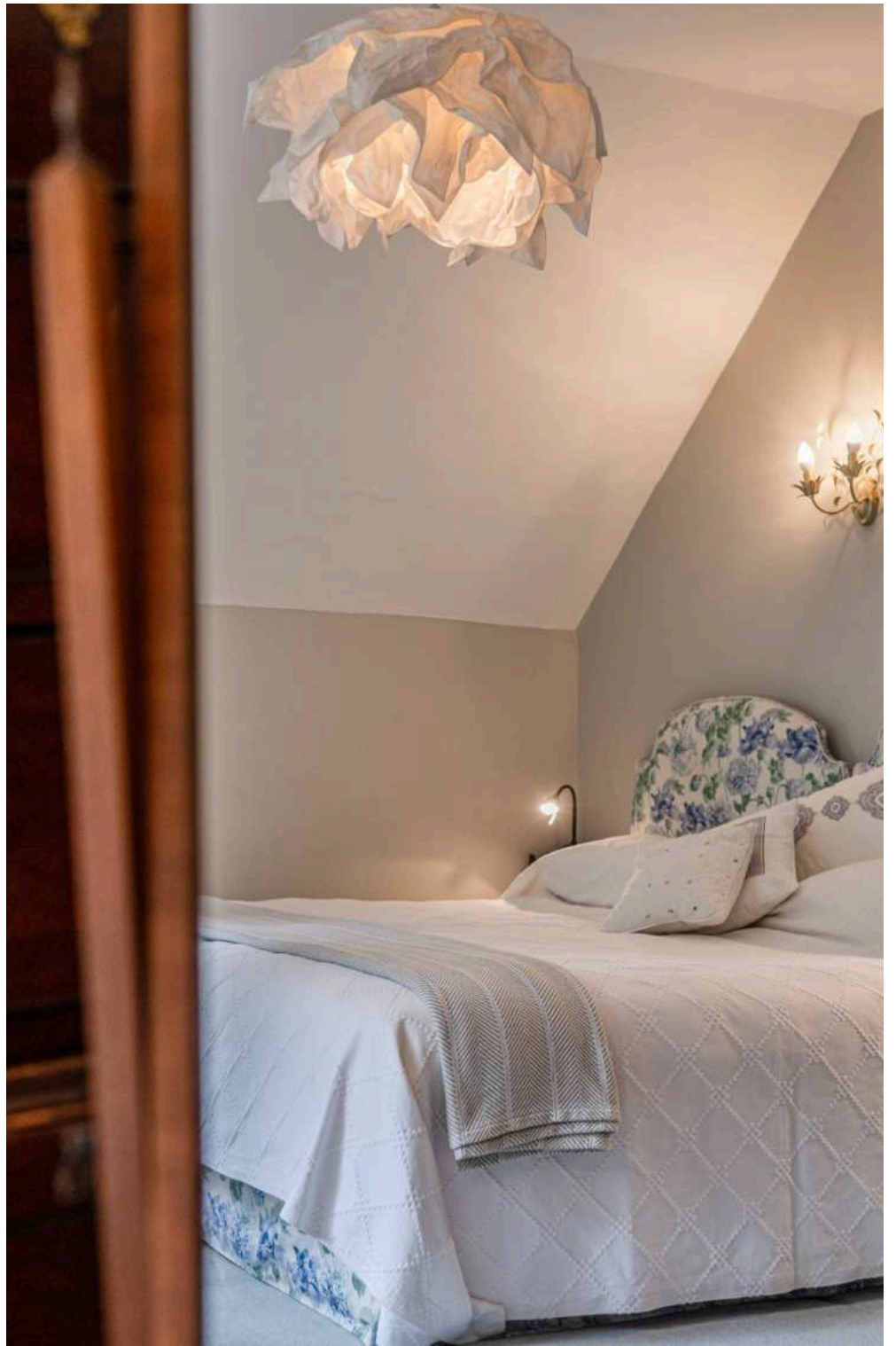


























Step Outside

The long driveway sweeps past the house leading to parking for several cars including a garage, studio with rooms above that could be converted to offices, workshops, potting shed and storage spaces which were once part of the main house coach house and stables. The studio and shower room with offices above could easily be converted to ancillary accommodation for family or as extra revenue subject to the appropriate planning approval. The grounds themselves are L – Shaped and offer so many different vistas. The side garden outside the kitchen hosts an intimate table for two, perfect in the early morning for breakfast outside. There is a wonderful alfresco dining space for a crowd on the higher terrace and lawns that stretch away, enveloped by mature trees and hedging, and further at the top of the garden is another spot surrounded by trees so ideal for sun or shade. The gardens accommodated a small wedding last year and have plenty of room for badminton and rounders with a fantastic flat space for croquet. Most of the garden is walled so very safe for animals and little ones. The greenhouse is next level – it could be an amazing entertaining space, or for afternoon tea never mind the wealth of veggies, fruits and flowers that have been grown here, the possibilities are endless. The current owner often gravitates to this space when the sun is out but the wind chilly – coffee or wine are easily enjoyed in its warmth.

On The Doorstep

Chelsworth is a quiet and peaceful village, often called Suffolk's prettiest village and set in the heart of South Suffolk. It has an active welcoming community with village hall and church. Events include an arts group which offers trips to the ballet, book groups, open gardens, Christmas fair, wine tasting and woodland BBQ. There are plentiful walks around the area, whether footpaths or country lanes, you are spoilt for choice embracing the outdoors.

The Peacock Inn is a beautiful 14th Century timber-framed inn, featuring a cosy bar, restaurant, 7 separate bedroom suites and showcasing the best of Suffolk's local produce.



INFORMATION



Services, District Council and Tenure

Oil Fired Central Heating

Mains Electricity, Water & Drainage

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

Babergh and Mid Suffolk District Council – Band G – Freehold

Agents Note:

The long driveway to the side of the property belongs to the property and the three neighbouring properties all have right of way over it.

There was previous planning permission, though that has now lapsed, for a single storey extension from the kitchen and sitting room.

How Far Is It To....

For day-to-day amenities both Monks Eleigh and Bildeston have village shops whilst Hadleigh town is just five miles away with Co-op and Morrisons and further amenities. Bury St Edmunds is approximately 30 minutes away offering schooling, independent shops, restaurants and markets. The Suffolk Heritage coastline is also accessible for beach lovers with Southwold and Aldburgh villages. Sudbury town, just 20 minutes away offers a variety of facilities plus a rail link to Ipswich. For commuters the fast intercity trains run from Stowmarket to London in 85 minutes and Colchester to London in 50 minutes.

Directions:

Exit Woodbridge via the A12 southbound.

Turn right onto the B1078 towards Otley and Clopton.

Continue on the B1078 through Coddenham and Needham Market.

At Needham Market, join the A14 westbound briefly, then take the exit for the A1141 towards Lavenham.

Follow the A1141, then turn onto the B1115 towards Chelsworth.

In Chelsworth, The Old Manor is located on The Street (B1115), near the village center.

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

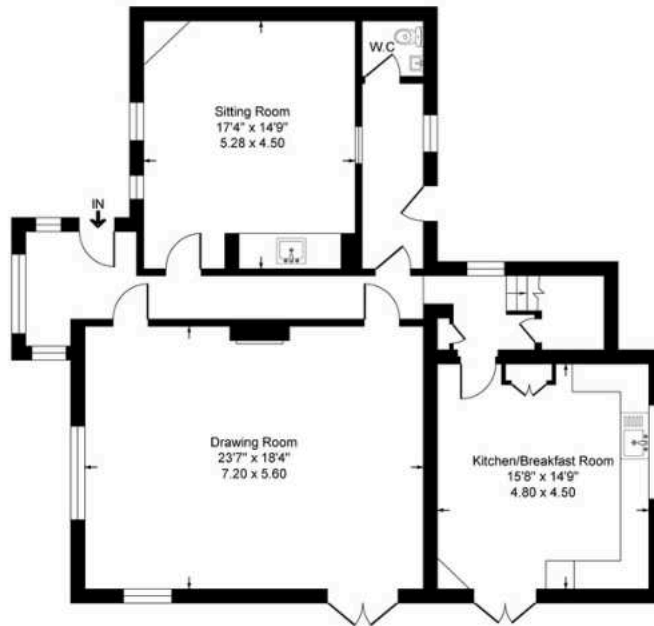
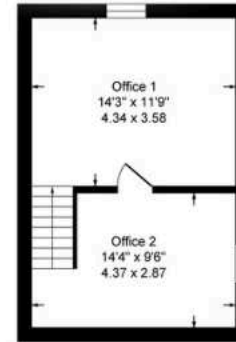
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Approximate internal floor area 232.6 sq/m (excluding outbuildings)

Approximate internal floor area 397.9 sq/m (including outbuildings)

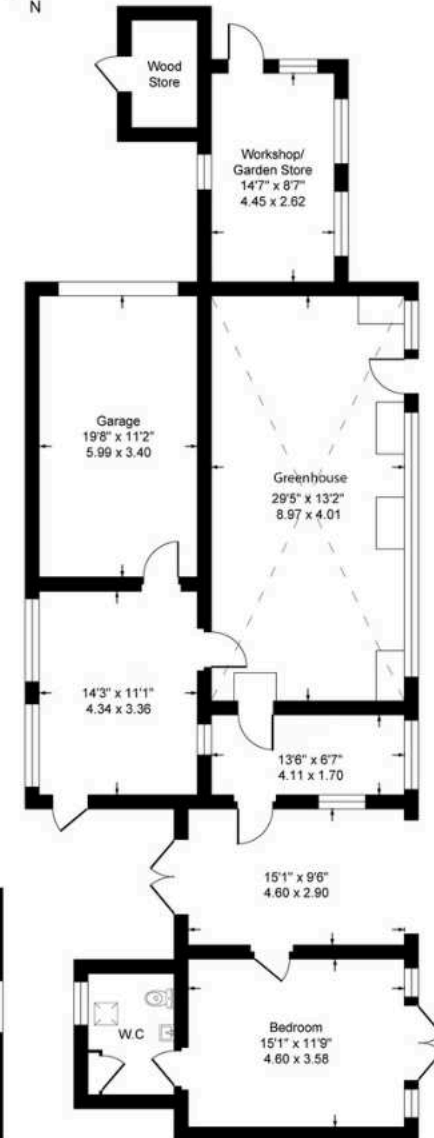
Illustration for identification purposes only, measurements are approximate, not to scale.



Ground Floor



First Floor



Outbuildings

FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

