



THE
LARK
PARTNERSHIP



Wherstead | Suffolk

Picture Perfect...

Dating back to 1550 and thoughtfully extended in the 1700s, this charming Grade II listed home is steeped in character and history, offering a wonderful blend of period features and practical modern living. Set on approximately a third of an acre along a peaceful country lane, the property enjoys a picturesque setting with generous accommodation, a range of versatile outbuildings, and beautiful surrounding countryside.

Upon entering, the welcoming hall provides useful log storage and sets the tone for the home's characterful appeal. The sitting room is a particularly inviting space, centred around a multi-fuel stove (currently used for logs), with brick flooring, creating a cosy and characterful heart to the home. The dining room offers an excellent space for entertaining, with a cloak cupboard neatly tucked beneath the stairs.

The kitchen, fitted with a Howdens suite approximately ten years ago, is well-equipped with a breakfast bar, space and plumbing for a dishwasher and freestanding fridge, room for a freestanding oven, and a cupboard housing the hot water tank, all complemented by tiled flooring. The utility room provides further practicality, with space for a washing machine, freezer, and tumble dryer, as well as housing the oil boiler and offering loft access.





Well Presented...

A cloakroom with WC and sink completes the ground floor accommodation. To the rear, the conservatory, with tiled flooring and radiators, offers a bright and comfortable additional living space overlooking the garden.



Timeless Character...

Upstairs, the first floor continues to reflect the property's period charm, with a range of bedrooms offering flexible accommodation. The principal bedroom benefits from an en suite with power shower, sink, and heated towel rail. There are three further double bedrooms, all served by a family bathroom fitted with a bath, WC, sink, and power shower over the bath. The loft is accessible via a fitted ladder and is insulated and partially boarded, providing useful additional storage.



Charm In Abundance....



Location...

Externally, the property truly excels. The grounds extend to around a third of an acre and include a double garage with power, light, and an inspection pit, with steps leading up to a studio space above, also with power, light, wired internet access and eaves and loft storage, ideal for a home office or creative space. A separate brick-built workshop, complete with power and light, a butler sink and plumbing for a washing machine offers further versatility. There is also a charming covered seating area, perfect for outdoor entertaining or simply enjoying the tranquil surroundings.

The property is ideally positioned on a quiet country lane, with wonderful walks directly from the doorstep. A nearby footpath leads past the local church and down towards the Suffolk Food Hall and the scenic banks of the River Orwell. Everyday conveniences are within easy reach, with a petrol station and shops, just a short walk away. For commuters, Ipswich lies approximately 3.2 miles away, offering a mainline train station with journeys to London Liverpool Street in around 70 minutes, while Manningtree, around 8 miles distant, provides an alternative service with journey times of approximately 57 minutes.





Key Information

LOCAL SCHOOLS:

- Tattingstone Church of England Voluntary Controlled Primary School, 2.9 miles, Rated Good
- Gusford Community Primary School, 3.9 Miles, Rated Good
- Holbrook primary school, 4.7 Miles, Rated Good
- Copdock Primary School, 4.9 miles, Rated Outstanding
- Nacton Church of England Primary School, 5 Miles, Rated Good
- Stoke High School Ormiston Academy, 2.7 Miles, Rated Good
- Chantry Academy, 3.4 Miles, Rated Good
- Holbrook Academy, 4.5 Miles, Rated Good
- One Sixth Form College (16yr- 18 yr) Rated Outstanding
- St Joseph's College, Independent (Boys & Girls) 3.3 Miles
- Ipswich High School, Independent (Boys & Girls) 4.8 Miles
- Orwell Park Prep School, Independent (Boys & Girls) 4.8 Miles

LOCAL AUTHORITY:

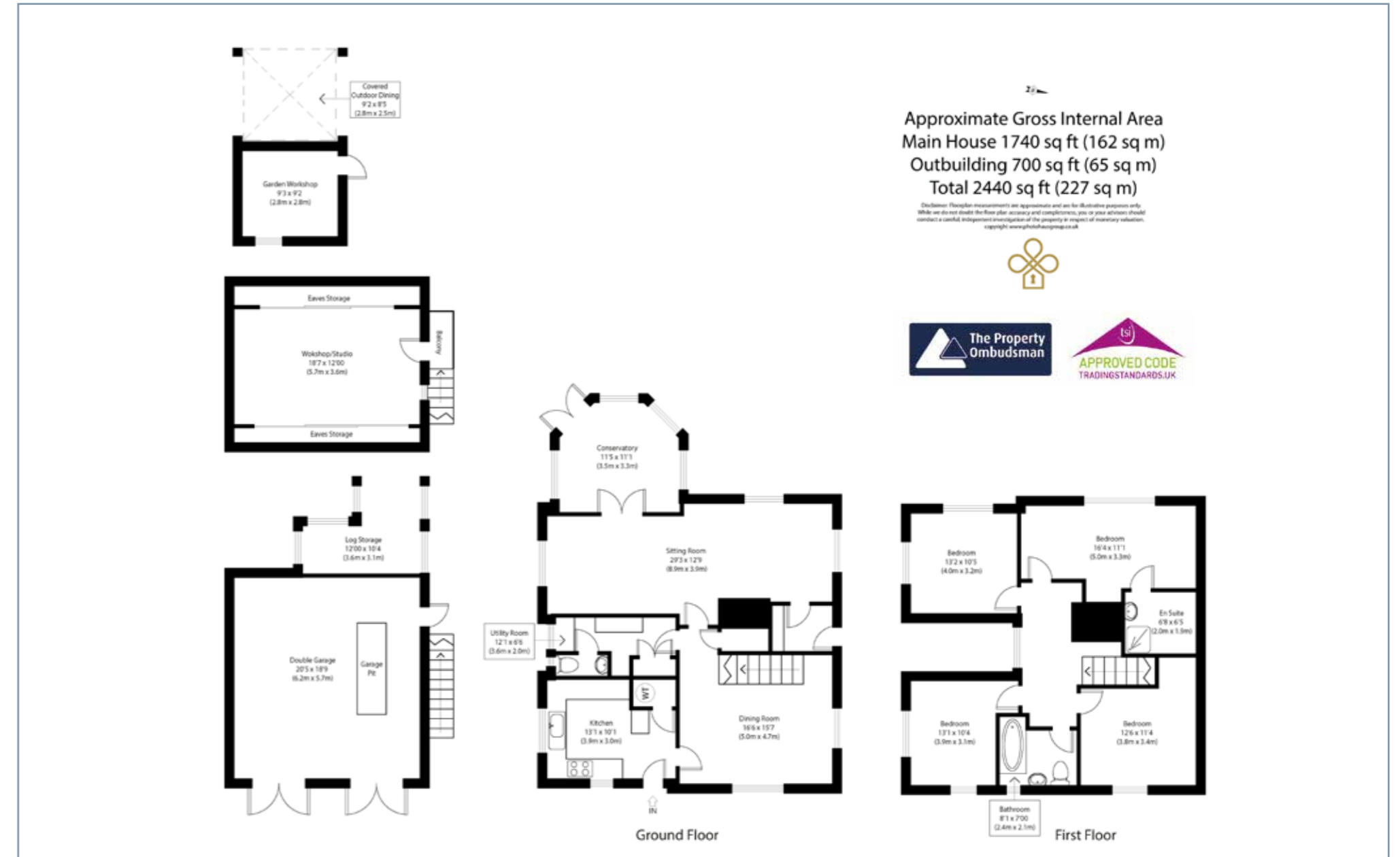
Babergh District Council
Council Tax Band E

TENURE:

Freehold

SERVICES:

Heating	Oil Central Heating
Electricity	Mains
Water	Mains
Sewerage	Septic Tank
Internet	72Mbps download
Current Provider	Sky Digital



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Regional Office: Lark House, Valley Lane, Wherstead, Ipswich, Suffolk, IP9 2AX

T +44(0)3333 606606 E info@thelarkpartnership.co.uk