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PROPERTIES

Selling Properties the Wright Way



## The Granary Freston

Ipswich, IP9 1AD

**Guide price £1,250,000**



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## Decription

A superbly positioned three bedroomed single storey home set in an elevated position with outstanding panoramic easterly views over the River Orwell. The property has been superbly renovated and extended over the years with a focus to the large front decking and commanding views over parkland and the river. The open plan living accommodation with vaulted ceiling and picture window and bifold doors onto the balcony. The three bedrooms two of which have ensuites and the gym having a bathroom and third bedroom set off from it. The property benefits from under floor heating system remotely controlled and Starlink wifi.

## Location

The property is in a rural location on the southern banks of the River Orwell surrounded by Parkland and Woodland. There are numerous beautiful woodland and riverside walks in and around the Peninsular. The neighbouring Freston Tower is a Tudor six storey Folly restored by the National Trust.

The quaint Riverside hamlet of Pin Mill and marinas at Ipswich, Woolverstone and Shotley all offer excellent sailing facilities and are close by. There are a number of good restaurants nearby with the Freston Boot, Butt and Oyster, and Suffolk Food Hall to name but a few. There are excellent private schools within ten minutes of The Granary including Ipswich High School and Royal Hospital School whilst in Ipswich you will find The Ipswich School and St Joseph College. For the commuter, Ipswich and Manningtree mainline railway stations offer frequent rail services to London's Liverpool Street. The A12 and A14 are less than 10 minutes away.

## Open plan Reception Hall

30'9 x 11'3 (9.37m x 3.43m)

Electric operated Velux windows, range fitted cupboards, Italian tiled floor with under floor heating.

## Dining Area

20'5 x 11'5 (6.22m x 3.48m)

Bifold doors to rear terrace with outstanding views over Parkland and River Orwell, Italian tiled floor with under floor heating.

## Kitchen/family Room

22 x 13'5 (6.71m x 4.09m)

Sealed unit double glazed window over looking the terrace, Parkland and River Orwell, electric Velux windows in timbered vaulted ceiling. Modern high gloss fitted units under a granite work top with sink unit cupboards and drawers under, integrated dishwasher, built in four ring electric hob. Wall unit housing a double oven and integrated fridge and freezer. Range of eye level units, breakfast bar and tiled floor.

## Bedroom One

13'3 x 8'10 (4.04m x 2.69m)

Sealed unit double glazed window to side and Velux window. Vaulted timbered ceiling, built in wardrobe and tiled floor.

## Ensuite Shower Room

7'6 x 6'11 (2.29m x 2.11m)

Vanity unit with sink and cupboard under, fully tiled shower cubicle, low level wc and chrome heated towel rail.

## Bedroom Two

13 x 10 (3.96m x 3.05m)

Vaulted timbered ceiling with central fan and tiled floor.

## Ensuite Shower Room

7 x 4'9 (2.13m x 1.45m)

Sealed unit double glazed window to side and Velux window. Vanity unit with sink and cupboard under, fully tiled shower cubicle, low level wc and chrome heated towel rail.

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### Inner Hall

Door to cloakroom and Gym.

### Cloakroom

Low level wc and wall mounted sink.

### Gym

14'10 x 11'1 (4.52m x 3.38m)

Electric Velux window to side and further sealed unit double glazed window to side, Doors to bathroom and bedroom three.

### Bedroom Three

14'9 x 9'1 (4.50m x 2.77m)

Two Velux window to side, one electric, built in dressing table and adjacent wardrobes

### Bathroom

9'10 x 8'7 (3.00m x 2.62m)

Panelled bath, vanity unit with wash basin and drawers under, low level wc, fully tiled shower cubicle and heated towel rail.

### Laundry Room

Hot water tank, water softener, plumbing washing machine and tumble dryer.

### Outside and Gardens.

Electric gates to a large shingle parking area. There is a side gate with video entry system. Large timber shed for garden storage/bike store. Oil boiler and oil tank.

There is a 35 x 32 raised timber decking with a glass balcony providing outstanding views over the surrounding parkland and River Orwell. Electric awning.

### Agents Notes

We understand mains electric, water and there is a private drainage system (new system installed two years ago), all connected to the property.

Tenure: Freehold

EPC: Band C

Council Tax: Band A

Local Authority: Babergh District Council.

100 Mbps Starlink WIFI

### Directions

From Ipswich proceed south out along the Wherstead Road. At the roundabout, take first left onto B1456 to Shotley. Continue under the Orwell Bridge up the hill 150 meters passed the Freston Boot and turn left onto a manmade track opposite the layby. Follow the road, bearing left and through the wood, continue over the cattle grid, turn immediately right and follow the track round to Orwell House.



Road Map



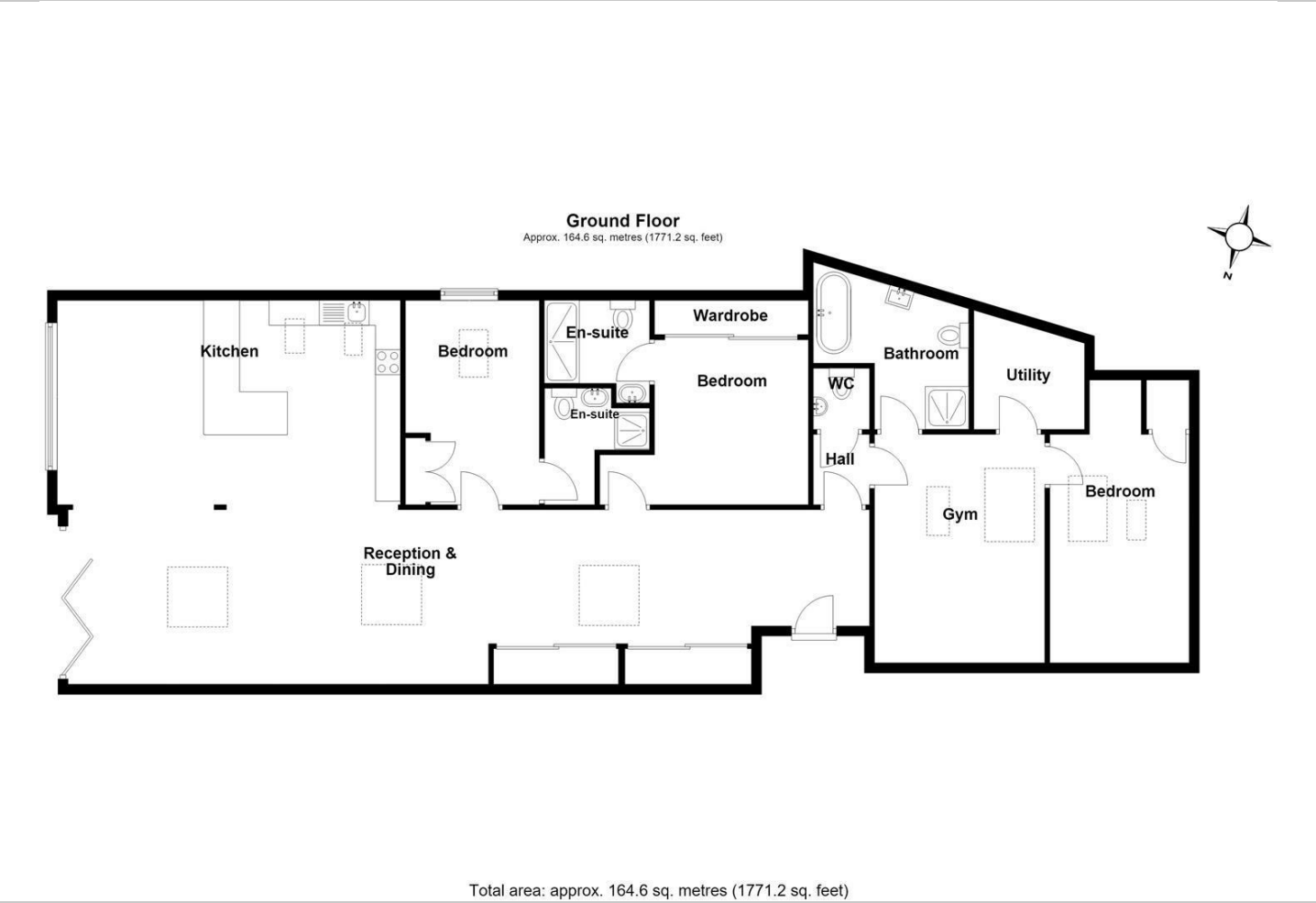
Hybrid Map



Terrain Map



Floor Plan

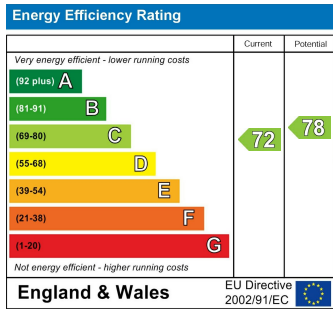


Viewing

Please contact our Charles Wright Properties Office on 01394 446483 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



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