



THE
LARK
PARTNERSHIP



Ipswich | Suffolk

Past and Present...

An impressive Grade II Listed Georgian home offering approximately 2,830 sq ft of beautifully proportioned and remarkably versatile accommodation, ideally positioned within easy walking distance of Ipswich town centre and the vibrant Waterfront. A particularly valuable asset for a home in such a central setting is the provision of four allocated parking spaces, conveniently positioned only a few steps from the front door.

Believed to date from the late eighteenth or early nineteenth century, the property has undergone an extensive refurbishment, successfully introducing a stylish contemporary finish whilst remaining sympathetic to the character and architectural heritage of the building. Tall sash windows, handsome proportions and exposed roof timbers provide reminders of its Georgian origins, sitting comfortably alongside a superb modern kitchen, contemporary bathrooms and flexible living spaces arranged across three floors.

The accommodation is particularly generous, with a substantial sitting room and impressive kitchen/living/dining room on the ground floor, four double bedrooms on the first floor and an exceptional suite of rooms occupying the entire second floor. This upper level has been created and completed by the current owner as part of an extensive project, opening up the space to expose the original roof structure and historic timbers and creating an entirely new dimension to the accommodation. It now provides tremendous flexibility and could form a fabulous principal suite, accommodation for older children or guests, or an enviable combination of bedroom, dressing, sitting and home-working spaces.

The front door opens into an entrance lobby and onwards to a central reception hall, providing access to the principal ground-floor rooms. Forming the real heart of the house is the superb kitchen/living/dining room. Designed as a sociable and versatile space, there is ample room for a substantial dining table alongside an informal seating area, while doors open directly onto the south-facing courtyard. The kitchen is arranged around a large central island and fitted with an extensive range of contemporary cabinetry and work surfaces. Appliances include a five-ring gas hob, built-in double oven incorporating a combination oven, integrated fridge and freezer, dishwasher and wine fridge.





Impressive Proportions...

The sitting room is a wonderfully generous reception space, two tall windows with plantation shutters introduce plenty of natural light, while the scale and proportions of the room allow considerable freedom when arranging furniture.

Practicality has also been well considered. A cloakroom is fitted with a WC and wash basin, while a separate utility cupboard provides space and plumbing for a stacked washing machine and tumble dryer, together with useful coat storage. An additional cupboard houses the gas-fired boiler and consumer unit.





Beautifully Balanced...

The first floor continues to demonstrate the impressive scale of the house, providing four double bedrooms, a family bathroom and an en suite shower room. Three bedrooms are positioned to the front, all benefiting from the generous proportions and tall windows characteristic of the property. One is presently used as a study, illustrating the flexibility available for those requiring a substantial home-working space.

To the rear, the largest bedroom on this floor is an impressive dual-aspect room. Built-in wardrobes provide excellent storage and the room is complemented by its own en suite shower room, finished in a clean contemporary style with a shower enclosure, WC, wash basin and heated towel rail.

The family bathroom combines traditional styling with a contemporary finish and includes a freestanding bath with handheld shower attachment, separate shower enclosure, WC and wash basin, together with painted wooden flooring and a heated towel rail.



An Attic Retreat...

Perhaps the most unexpected element of the property is the extensive accommodation occupying the second floor. This entire level has been created and completed by the current owner as part of a significant and carefully considered project, opening up the space to reveal and celebrate the original roof structure and substantial historic timbers. The works included the creation of the bathroom and the installation of fire doors throughout the house as part of the necessary planning and Building Regulations requirements. The result is a striking contrast between the character of the exposed beams and the crisp contemporary finish, creating an atmospheric and highly individual space quite different in character from the floors below. A substantial bedroom is accompanied by an equally impressive office/bedroom/dressing room, with a further bedroom/seating area and an en suite shower room.

Together, these rooms have the feel of a suite in their own right and offer enormous potential. They could form a fabulous principal suite with dedicated dressing, sitting and working areas, provide a degree of independence for older children or guests, or simply offer additional bedrooms and recreational space according to the needs of the next owner. The extent and quality of the work undertaken on this floor has transformed the accommodation and represents a significant enhancement to the property since the current owner's purchase.



Location...

Double doors from the kitchen open directly onto the south-facing walled courtyard, creating a natural extension of the main living space during the warmer months. Predominantly decked for ease of maintenance, there is plenty of room for both outdoor dining and relaxed seating, together with container planting. The enclosed nature of the courtyard gives it an appealing sense of separation from its town-centre surroundings, while established trees beyond the boundary introduce a leafy backdrop.

The property also has the considerable advantage of four allocated parking spaces, positioned within the car park immediately to the left of the house, the current owner presently rents two of these spaces to third parties. The property is exceptionally well placed for enjoying Ipswich on foot, with both the town centre and the Waterfront within easy reach.

Ipswich Waterfront has become one of the town's most recognisable destinations, with the marina surrounded by a varied collection of restaurants, cafés and bars. The town centre provides an extensive range of everyday amenities, shops and leisure facilities, while the beautiful open spaces of Christchurch Park are also readily accessible. For commuters, Ipswich Railway Station provides direct rail services to London Liverpool Street, making the property particularly well suited to those wishing to combine a substantial period home with excellent transport connections.





Key Information

LOCAL SCHOOLS:

- St Margaret’s Church of England Primary, 0.70 Miles, Rated Good
- St Helen’s Primary School, 0.80 Miles, Rated Good
- St Matthew’s Church of England Primary, 1.1 Miles, Rated Good
- Stoke High School - Ormiston Academy, 1.3 Miles, Rated Good
- Ipswich School- 1.2 Miles. Independent school for both boys and girls aged 3 months to 18 years.
- St Josephs- 1.7 Miles. Independent school for both boys and girls aged 2 to 19 years

LOCAL AUTHORITY:

Ipswich Borough Council
Council Tax Band E

TENURE:

Freehold

SERVICES:

Heating Type	Gas
Electricity	Mains
Water	Mains
Sewerage	Mains
Current Provider	EE
Speed	70 mbps



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