

*A highly impressive, five bedroom detached house along with a substantial range of historic barns and a one bedroom annexe, situated within grounds of 3.5 acres in the highly desirable village of Monewden.*



#### Guide Price

£1,695,000

Freehold

Ref: P7847/C

#### Address

Northgates  
Monewden  
Woodbridge  
Suffolk  
IP13 7BZ



**House** - Reception hall, dining room, sitting room, drawing room, kitchen/breakfast room, study and cloakroom.  
Five bedrooms, two en-suite shower rooms, bathroom and 'Jack and Jill' cloakroom.

**Annexe** - Hallway, sitting/dining room/kitchen, bedroom and shower room.

Gardens and grounds extending to 3.5 acres. Suffolk Barn with kitchen and cloakroom. Triple bay garage and stores.

#### Contact Us



Clarke and Simpson  
Well Close Square  
Framlingham  
Suffolk IP13 9DU

T: 01728 724200  
email@clarkeandsimpson.co.uk  
www.clarkeandsimpson.co.uk

And at The London Office  
40 St James' Place  
London SW1A 1NS

## Location

Northgates is situated in a superb, elevated position enjoying field views, on the edge of the small village of Monewden. It is within walking distance of the village hall and church. The hall hosts various events including a pop-up pub. Monewden is considered a most desirable rural location which has the benefit of only being a few miles from Framlingham (5 miles), Woodbridge (9 miles) and Ipswich (12 miles). Framlingham benefits from a Norman castle and has day-to-day shopping facilities including businesses, a doctors' surgery, supermarket, dentist, vets practice, petrol station, cafés, restaurants and pubs, as well as excellent schools in both the state and private sector. Monewden borders the parish of Brandeston and Cretingham, which is well known for its pub, The Bell. The riverside town of Woodbridge has an abundance of other pubs and restaurants as well as a leisure centre, a cinema and railway station. Ipswich has national shops and facilities and rail links to London's Liverpool Street station which is scheduled to take just over the hour. The Heritage Coast is approximately 18 miles with destinations such as Aldeburgh, Thorpeness, Dunwich and Southwold.

## Description

Northgates is a prime, principal village property that offers a superb refurbished house that is not Listed. Within the grounds are an historic and well maintained range of barns including a triple bay garage with storage above, party barn and store barn. In addition, is an annexe which is ideal for a family member and has scope to be a holiday let. The property has well maintained grounds extending to 3.5 acres.

**House** - The original historic part of the house, which is of timber-framed construction, is believed to date from the 1700s. The main bulk of the house is believed to date from the Edwardian era. Approximately 20 years ago, further extensions and improvements were undertaken. The property is presented to a particularly high standard. Throughout the majority of the house are excellent ceiling heights. A main door leads to a reception hall that is glazed and overlooks the grounds and barns. Off this is a hallway with stairs to the first floor landing and a cloak cupboard. There is access to the kitchen/breakfast room and reception rooms including the study. This is dual aspect with windows to the front and side. The dining room has a fireplace, windows to the front of the property and recess with shelves. The sitting room, which is perhaps the oldest part of the house, has exposed timbers and windows to the front and side of the property as well as a brick fireplace which is home to a woodburning stove. In addition, there is a shelved recess. The spacious drawing room has windows to the side and south-east facing French doors, flanked on both sides by windows with fine views over the gardens. There is a fireplace with woodburning stove. From the hallway is a door to the breakfast room. This has low-level wall cupboards as well as a Racing Green two oven oil-fired Aga. There is a sash window with seat to the north-east which overlooks the barns. A wide archway leads to the kitchen which has bespoke oak low-level wall units and worksurfaces as well as a sink and space and plumbing for a dishwasher. There are windows to the side and rear with lovely views over the gardens. Off the kitchen is the utility room with high and low-level wall units, worksurface and a stainless steel sink. In addition, there is a cupboard and plumbing for a washing machine, a stable-style door to the exterior, a window and a door to the cloakroom. This has a WC and handwash basin.

The first floor landing is a feature of the house with an arched redbrick chimney breast and sash window overlooking the barns. Here there is an airing cupboard with hot water cylinder and slatted shelving and doors off to the bedrooms and bathrooms. The principal bedroom is dual aspect and has north-east and south-east facing windows with fine views. Off this is a walk-in wardrobe with hanging rails and shelving. Adjacent is a bathroom that comprises a glazed shower, roll-edged bath, WC and handwash basin. It has a travertine tiled floor and a window which takes advantage of countryside views. All the other bedrooms are doubles. Bedroom two has windows to two sides with undulating field views. Off this is an en-suite shower room with WC, handwash basin and shower, along with automated lighting. Bedroom three is dual aspect with windows to the front and side, again with outstanding views. Off this is a 'Jack and Jill' cloakroom with WC and handwash basin, and with a door to the bedroom four. This double room has a window overlooking the garden and one of the ponds and a doorway back to the landing. From here there is access to bedroom five which has a sash window overlooking the barns, a built-in wardrobe with hanging rail and cupboard above, as well as an en-suite shower room with WC, handwash basin and shower, along with automated lighting.

**Annexe** - This sits independently from the house and is of brick construction under a tiled roof. It enjoys lovely field views. It is known as Little Barn. A door to the front provides access to a hallway with a cloak cupboard, door to the bedroom and an opening to the sitting/dining room/kitchen. This has engineered oak flooring throughout and south-east and south-west facing windows with pleasant views. In addition is a fireplace. The kitchen area is fitted with high and low-level wall units with roll-edged worksurfaces, a sink, along with an integrated fridge, freezer, electric oven, slimline dishwasher and four ring electric hob. The double bedroom is dual aspect with south-west and north-west facing windows. Off this is a shower room with WC, handwash basin and shower. The Annexe is served by its own oil-fired boiler.

### Outside

The main entrance to the property is via the lane through gates onto a shingle drive where there is parking and access to the barns and annexe. There are extensive buildings including a highly impressive timber-framed Suffolk Barn. This has been used by the vendors as a party space and for weddings. More recently it has been used as a gym. The main body of the barn measures 61' x 19' and off this are wings including cloakrooms with three WC's and a kitchen with a sink and space and plumbing for a washing machine, dishwasher and fridges (measuring 14' x 11'). The barn has scope to be converted to full residential use should someone desire this, and subject to the normal consents. The adjacent second barn, which is currently used for wood and coal storage, measures approximately 18' x 17'10 and is two storey. Beyond this is a triple bay garage which is of predominantly brick construction under a tiled roof. In total it measures approximately 34' x 17'. Stairs at one end lead to a first floor store that measures 33' x 17'. Beyond the range of barns is the annexe. There is also a greenhouse.

The main gardens predominantly lie to the south-east and south-west of the house where there is also an extensive patio. Steps lead down to the lawn. There are two extensive ponds, both of which are fenced. A picturesque bridge provides access to the meadow which contains mature trees and is bordered by hedging and fencing. This adjoins a track over which the property has a right of way to the lane. In all, the gardens and grounds extend to 3.5 acres.



# HOUSE















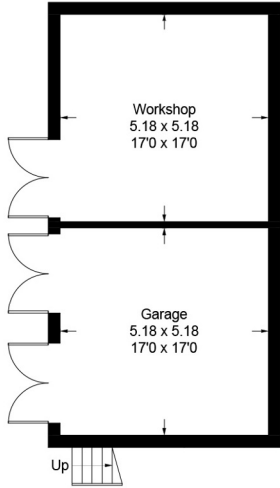




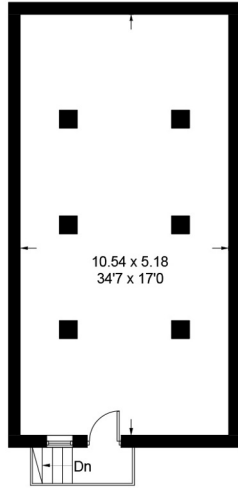


# Northgates, Monewden

Approximate Gross Internal Area  
 House = 325.2 sq m / 3500 sq ft  
 Annexe = 50.5 sq m / 543 sq ft  
 Outbuildings = 302.6 sq m / 3257 sq ft  
 Total = 678.5 sq m / 7300 sq ft



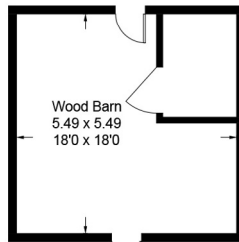
**Garage / Workshop  
Ground Floor**  
 (Not Shown In Actual  
Location / Orientation)



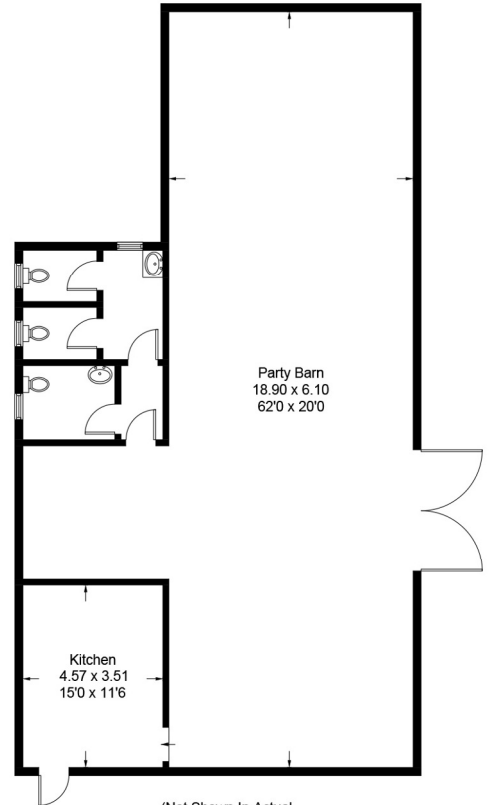
**Garage / Workshop  
First Floor**



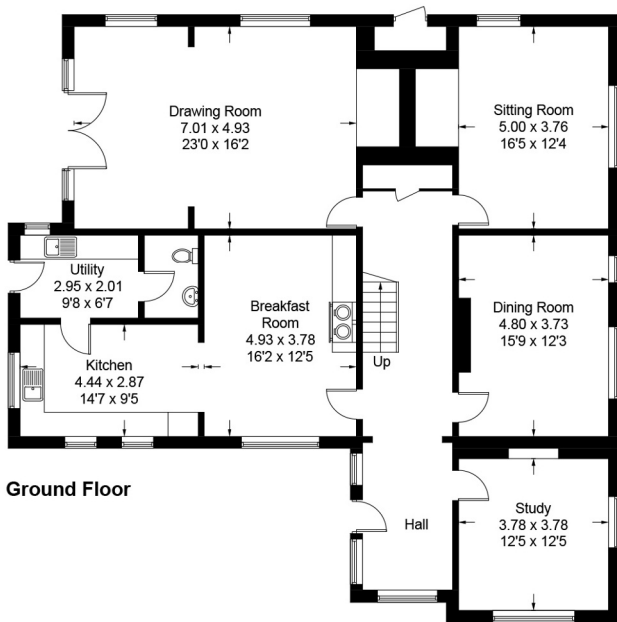
**Annexe**  
 (Not Shown In Actual  
Location / Orientation)



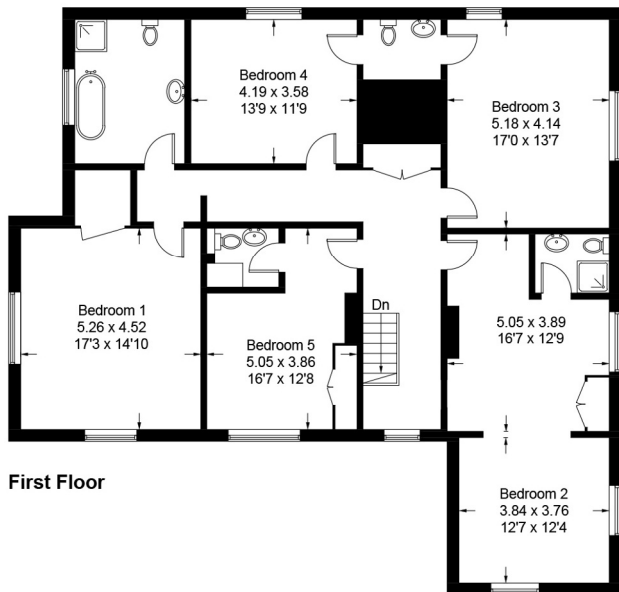
(Not Shown In Actual  
Location / Orientation)



(Not Shown In Actual  
Location / Orientation)



**Ground Floor**



**First Floor**



*Viewing* Strictly by appointment with the agent.

*Services* Mains electricity. Mains water. Sewage treatment plant. Oil-fired central heating with separate boilers to both the house and annexe.

*Broadband* To check the broadband coverage available in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

*Mobile Phones* To check the mobile phone coverage in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

*EPC* Rating - **House** = D / **Annexe** = C (Copy available from the agents upon request).

*Council Tax* - **House** - Band G; £3,746.12 / **Annexe** - Band A; £1,498.45 - payable per annum 2026/2027

*Local Authority* East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000.

#### NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

3. An insurance claim was made to remedy some movement. A Certificate of Structural Adequacy has been issued and insurance is available via the NFU including subsidence cover.

*June 2026*



## Directions

From Framlingham, proceed out of the town in a southerly direction and take the first right turn towards Kettleburgh. Once in the village, turn left at the T-junction and take the first right after the pub. Continue along the road up the hill to Hoo. On the sharp left hand corner, turn right where signposted to Monewden and continue into the village where Northgates is the second property on the left hand side.

What3Words: /// proves.gearbox.mild



Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.