Chamberlain Phillips
PROPERTY AGENTS



Berners Yard, Woolverstone

£725,000



Property Overview

A truly exceptional four-bedroom home, beautifully positioned within the rural landscape of the Shotley Peninsula and surrounded by open farmland. It forms part of Berners Yard, a collection of just six individually designed homes created through the sensitive conversion of former agricultural buildings and shortlisted for Best Development at the 2023 British Homes Awards.

Unique in being the only detached property in the development, this particular home has been thoughtfully transformed by RIBA award-winning Andrew Hughes Architects in collaboration with Nest Development, combining contemporary open-plan living with the distinctive character of the original agricultural structure.

A striking, oversized, arched doorway provides a memorable entrance to the property, opening into the impressive kitchen-dining room where bespoke cabinetry, marble worktops and terracotta flooring create a stylish and practical space for everyday living. A useful utility/back kitchen sits alongside, with the kitchen-dining room also connecting directly with the garden.

Beyond is the principal living room, a superb space with a wonderful sense of volume, exposed structural detailing and a large rooflight drawing natural light into the room. A woodburning stove provides a focal point, while a glazed door opens onto the south-facing garden and terrace, creating a natural connection between the inside and out.

The ground floor also provides a generous principal bedroom, complete with a skylit dressing area and en suite shower room. A further double bedroom offers flexibility as a guest room, study or home office, with a family shower room completing this level.

Upstairs, two further dual-aspect bedrooms take full advantage of the elevated position and views across the surrounding countryside. The original 19th-century roof structure has been retained, with exposed timbers and trusses adding considerable character and highlighting the heritage of the building. A family bathroom serves the bedrooms.

Outside, the private south-facing garden is bordered by post and rail fencing and established planting, with a generous terrace extending from the living areas to provide an ideal setting for outdoor dining and entertaining. There is also access to the communal courtyard, an attached single garage and excellent provision for parking via a private driveway.

The property benefits from an air source heat pump, underfloor heating and a 10-year warranty from completion in 2022.















Property Setting:
Woolverstone is an attractive riverside village on the Shotley Peninsula, surrounded by Suffolk countryside and close to the River Orwell. Nearby Holbrook provides useful everyday amenities, while Suffolk Food Hall, with its farm shop, restaurant and views across the Orwell estuary, is around a ten-minute drive away.

The peninsula is particularly well suited to an outdoor lifestyle, with an extensive network of footpaths and quiet lanes for walking and cycling. The Butt and Oyster at picturesque Pin Mill can be reached on foot through fields and woodland. The peninsula offers outstanding opportunities for sailing and watersports on the Orwell and Stour estuaries, with both Woolverstone Marina and the Royal Harwich Yacht Club close by.

Road links via the A12 and A14 provide access towards London, Cambridge and the Midlands. Mainline rail services run from both Ipswich and Manningtree to London Liverpool Street.

Agents Notes:
Tenure - Freehold
Council tax - Band E
Services – Mains Electric/Mains Water/Private Drainage
Heating - Air Source Heat Pump
Mobile Coverage - EE - 80% / Vodafone - 77% / Three - 73% / o2 - 73%
Broadband - Broadband is Available

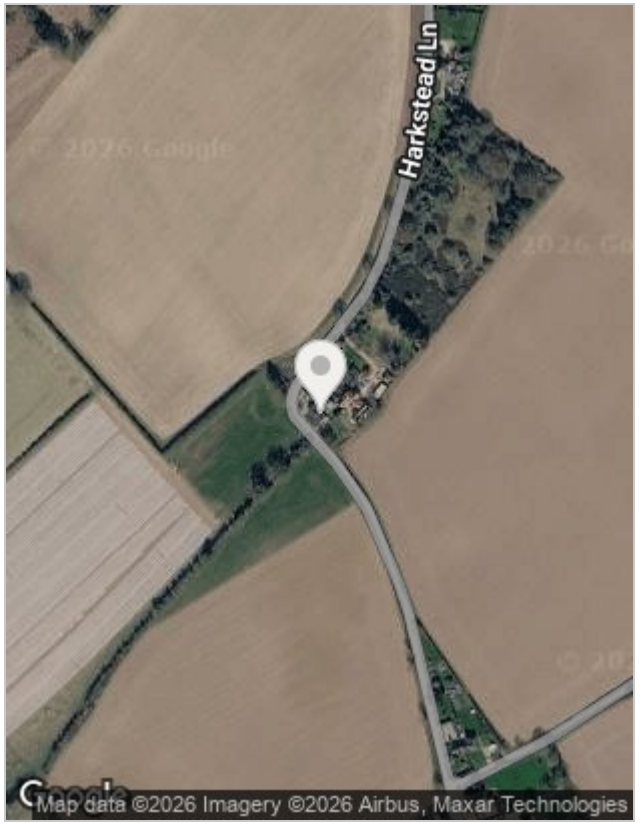




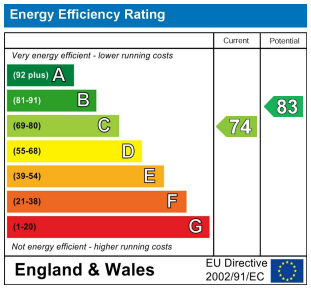
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Chamberlain Phillips Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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