

A range of former stables converted to a superb and spacious home, located in a wonderful position, just a short stroll from the beach at Bawdsey.



Guide Price

£1,175,000

Freehold

Ref: P7825/C

Address

The Old Stables
Bawdsey Manor Estate
Bawdsey
Woodbridge
Suffolk
IP12 3BH



Reception hall, sitting room, study, stunning open plan vaulted kitchen/dining room with pantry and utility room, 37' x 15' living room, shower room, ground floor bedroom with outstanding views along with an en-suite shower room and mezzanine dressing room. Four first floor double bedrooms including a vaulted principal bedroom with en-suite bathroom and dressing room. Family bathroom.

Grounds extending to 1.25 acres with a five-bay cart lodge and range of stables/stores.

Contact Us



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Location

The Old Stables formed part of the former Bawdsey Manor Estate and as the name would suggest before being converted, was a first class range of stables associated with the Manor House. The property is situated in a wonderful position along a private road, and enjoys, particularly from the ground floor bedroom, outstanding views. It is understood that the property benefits from informal pedestrian access (by agreement only) through the manor grounds to the beach. It also has easy access to the River Deben. The property is close to Bawdsey Quay with its ferry boat service through the summer to Felixstowe Ferry. The Bawdsey Haven Yacht Club is based on the quay, providing a range of activities for the sailing enthusiast. Within 5 miles is the excellent riverside pub, The Ramsholt Arms. Bawdsey itself has a well respected primary school.

Woodbridge is about 11 miles from Bawdsey and offers a variety of shops, restaurants and public houses. There is also a theatre, swimming pool and excellent schools in both the private and state sector, including Farlingaye High School. From Woodbridge, there are trains to London's Liverpool Street station via Ipswich station.

Description

The vendors have carried out a superb conversion of the red brick stables. The property is deemed Curtilage Listed and there has been a mixture of state of the art works along with the retention of attractive period features. Of particular note is the open plan kitchen/dining room with its high vaulted ceiling and exposed timbers, adjacent to which is an 37' x 15' living room which has wall to wall windows overlooking the decking and garden. The property is served by two air source heat pumps and throughout the ground floor there is underfloor heating along with the principal first floor bedroom with its en-suite and the bathroom. The property is highly efficient having an EPC rating of B and there are PV panels with battery storage which minimise the electricity costs.

The dwelling is U-shaped and there is a south-west facing courtyard with decking and lawn. A door leads to a hallway where there are stairs to the first floor landing, access to the sitting room, the downstairs shower room and also a plant room which contains the boilers, hot water cylinder and accumulator tank. The sitting room is dual aspect with an exposed brick wall that has a fireplace with woodburning stove. An open doorway leads to a lobby that has large glazed doors overlooking the courtyard. Stable doors open to the study and also to the kitchen/dining room. This superb space which measures 32' x 17' has a vaulted ceiling with an apex of 18'. There are exposed beams and ceiling timbers. As well as a gable end window, there is an east facing window and glazed door to the courtyard. The kitchen area is fitted with a stylish range of bespoke low-level wall units with Iroko worksurfaces and a kitchen island. There is space and plumbing for a dishwasher and fridge. In addition is an Everhot oven. Off the room is a shelved pantry and also a utility room with high and low-level wall units, a butler sink and space and plumbing for a washing machine. Adjoining the kitchen/dining room is the living room. This has south-west facing wall to wall windows and bifold doors opening up to the decking and the courtyard garden. There is also a part glazed roof and exposed timbers, as well as a central dual sided woodburning stove. Off this is the ground floor bedroom which some may choose to use as an office. It enjoys outstanding north-westerly views over open countryside. Off this is an en-suite shower room and there are stairs leading up to a mezzanine dressing room.

From the ground floor hallway, stairs rise to the first floor landing where there are doors leading to the four bedrooms and family bathroom. The principal first floor bedroom has a vaulted ceiling and north-westerly facing windows. Off this is a dressing room with a range of wardrobes and drawers, along with a stylish en-suite bathroom which has an oval bath, two handwash basins with cupboards below, a WC and contemporary shower with seating. There is access to large eaves storage cupboards. The further three first floor bedrooms can all be used as doubles and have partly exposed brick walls and vaulted ceilings. These have radiators served by the air source heat pump. In addition is the family bathroom that comprises a shower, bath, handwash basin and WC. This has tiled flooring with underfloor heating, a skylight and access to eaves storage.

Outside

The property is approached from the private road onto a drive which leads round to the main courtyard, parking area and five-bay cart lodge. This is ideal for vehicles, boats and has a workshop, but has scope to be converted into more living accommodation, if desired and subject to the normal consents. In addition, there are another range of unconverted stables which abut the ground floor bedroom. These make for excellent storage but again have further scope for conversion whether it be to further living accommodation or perhaps to holiday lets. The main gardens lie to the north-west of the house and whilst laid to grass, there is a substantial pond. In all, the grounds extend to approximately 1.25 acres.





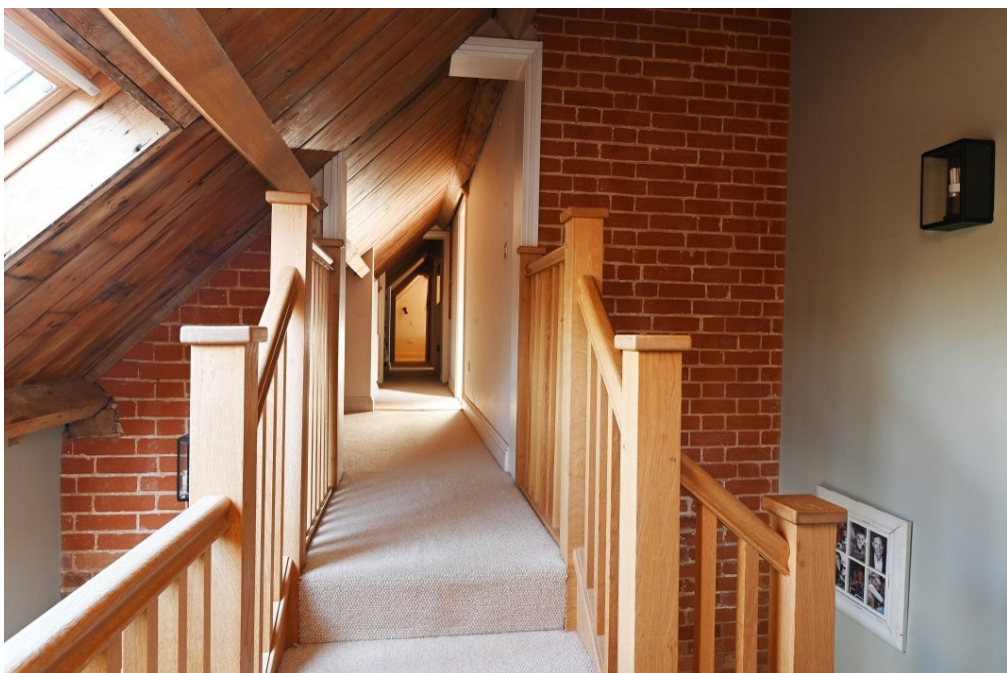


















The Old Stables, Bawdsey

Approximate Gross Internal Area = 429.2 sq m / 4620 sq ft

(Including Mezzanine)

Outbuildings = 74.7 sq m / 804 sq ft

Cart Lodge = 98.8 sq m / 1063 sq ft

Total = 602.7 sq m / 6487 sq ft





Viewing Strictly by appointment with the agent.

Services Mains electricity. Mains water (via a sub-meter from Bawdsey Manor). Modern private drainage system. Air source heat pumps serving the hot water and central heating. PV panels and battery.

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 = B (Copy available from the agents upon request).

Council Tax Band F; £3,125.17 payable per annum 2025/2026

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. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

March 2026



Directions

Proceeding north on the A12, bypassing Woodbridge, at the roundabout, proceed towards Melton onto the A1152. Continue over the traffic lights in Melton and at the next roundabout follow signs to Bawdsey on the B1083. At the T-junction in Shottisham, turn right and proceed through the village of Alderton into Bawdsey village and turn left onto the Estate. Continue along the private road where The Old Stables will be found on the right hand side.

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