



# Charles Wright

## PROPERTIES

Selling Properties the Wright Way



## Manor House 64 High Street

Wickham Market, Woodbridge, IP13 0QU

**Price £500,000**



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## Description

A fine listed Grade 2 star Manor House dating from the early 16th Century, retaining many fine timbers typically associated with its period with particular note are two Crown posts, jettied front and quality of the timbers. The sitting room still retains an 18th century corner cabinet. The property has a central hallway with receptions to either side. Beyond is the kitchen and parlour adjacent. There are two staircases at each end of the house with the bedrooms and bathroom all accessed of the main landing. The walled garden is a real asset to the property and as private vehicular access to it.

## Location

The property is situated in the village centre and within walking distance of all the villages' superb amenities. including independent shops, butchers, newsagent, pharmacy hardware store, a large Co-op and Post office to name but a few. It also offers two take a ways, two tea rooms as well as a medical centre, vets and beauty salon and a number of business all close to the door stop. Being just off the A12 there is easy access to the Suffolk's Heritage coast and the riverside market town of Woodbridge, with its excellent facilities including shopping, restaurants, Woodbridge Golf club, sailing and rowing on the Deben and its own railway station to Ipswich and its mainline to London's Liverpool street.

## Hall

**27'10 x 5'2 (8.48m x 1.57m)**

Quality exposed beams and studwork, door to rear garden and night storage heater.

## Sitting Room

**16'7 x 16'2 (5.05m x 4.93m)**

Window to front, red brick fire place, exposed beams, braces and panelling, 18th century corner cupboard and door providing access to first floor.

## Dining Room

**16'4 x 15 (4.98m x 4.57m)**

Window to front, red brick fire place, exposed beams, built in cupboard and door providing access to first floor.

## Kitchen

**15'7 x 10'6 (4.75m x 3.20m)**

Window to rear, fitted units incorporating sink unit and single drainer with cupboards under adjacent work surfaces with cupboards under and drawers under, range of eye level units and night storage heater.

## Parlour

**15'8 x 7'10 (4.78m x 2.39m)**

Window to rear, Fireplace, exposed beams and studwork, fitted units incorporating sink unit and single drainer with cupboards under adjacent work surfaces with cupboards under and drawers under, plumbing for washing machine and night storage heater. Door to

## Cloakroom

Window to side, low level wc, wall mounted wash hand basin.

## Landing

### Bedroom One

**16'11 x 16'8 (5.16m x 5.08m)**

Window to front, exposed beams, wide timbers and heated towel rail. door with stair access back down to Sitting Room

### Bedroom Two

Window to front, exposed beams

### Bedroom Three

15'9 x 9'3 (4.80m x 2.82m)

Window to side, exposed timbers, restrictive head height.

### Bedroom Four

12'4 x 10'4 (3.76m x 3.15m)

Window to front, exposed timbers and night storage heaters.

### Bedroom Five

9'2 x 8 (2.79m x 2.44m)

### Bedroom Five

9'2 x 8'1 (2.79m x 2.46m)

Replacement double glazed window window to rear

### Bathroom

6'6 x 5'10 (1.98m x 1.78m)

Double glazed window to rear, panelled bath with independent shower over the bath with shower screen, wash hand basin, low level wc and radiator.

### Outside and Gardens

There is private rear access from Broad St,

providing plenty of parking and work shop 14'6 x 11'3. The rear garden is a particular feature of the property being walled, laid to lawn with a number of flowers and shrub beds and green house.

### Agents Note

Services: Mains electricity, water and drainage are all connected to the property.

Tenure: Freehold

Council Tax: Band E

EPC: Not required as a listed property.

Local Authority: East Suffolk



## Road Map



## Hybrid Map

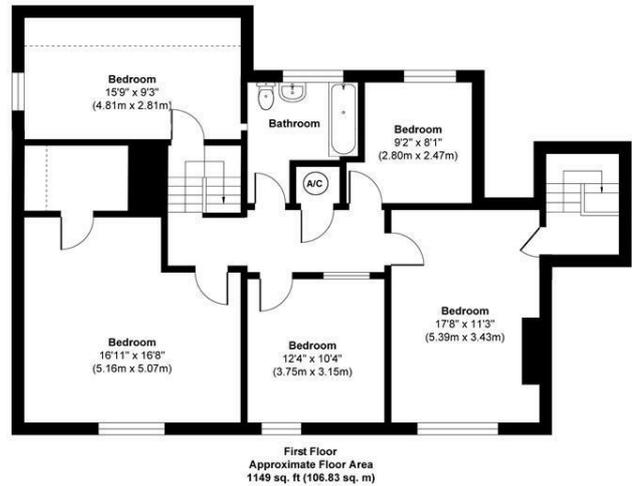
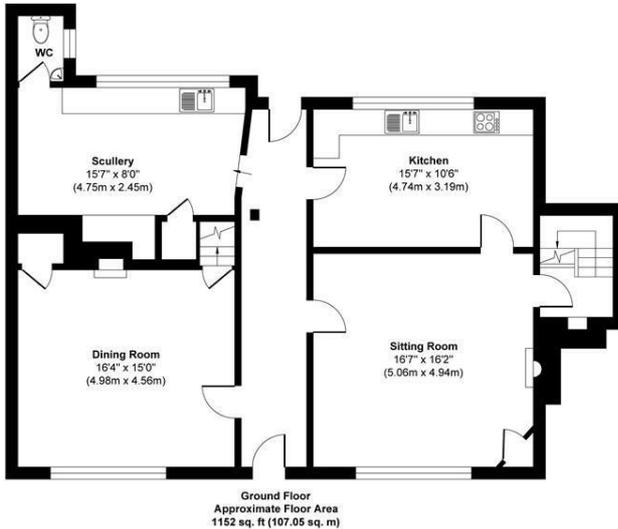


## Terrain Map



## Floor Plan

### 64 High Street, Wickham Market, IP13 0QU



**Approx. Gross Internal Floor Area 2301 sq. ft / 213.88 sq. m.**  
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## 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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