

A beautifully presented five bedroom Victorian house, with gardens and grounds of nearly 3 acres, on the edge of the picturesque village of Pettistree.

Guide Price
£1,150,000 Freehold
Ref: P7442/J

Home Farm
The Street
Pettistree
Woodbridge
Suffolk IP13 0HY



Entrance hall, 22' sitting room, 23' kitchen/dining room, playroom, boot/utility room and cloakroom.
Principal bedroom suite with en-suite shower room and dressing room, four further double bedrooms and family bathroom.
Useful range of ancillary outbuildings/stores.
Gardens and grounds including a fully fenced and railed paddock with separate access extending to approximately 2.95 acres (1.19 hectares).

Contact Us



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Location

Home Farm will be found along Grove Road, on the western edge of the picturesque rural village of Pettistree. Pettistree benefits from a freehouse, The Greyhound (named best local restaurant in Central and East England by the Good Food Guide), an impressive church and easy access to beautiful countryside walks. The thriving village of Wickham Market, with its excellent range of shops and facilities catering for all needs, is just two miles away and, in addition, has a primary school, medical centre and library. The riverside town of Woodbridge provides a further range of local facilities, including excellent state and private schooling, and lies just four miles to the south. The nearby Deben, Ore and Alde estuaries provide a wide range of water sport opportunities and there are a number of golf courses locally in the nearby villages of Ufford and Bromeswell. The A12 dual carriageway is easily accessed and links to the county town of Ipswich (11 miles) and beyond to London's M25, Stansted Airport (via the A120), as well as Cambridge and the Midlands (via the A14). Branch and main line rail services run from Campsea Ashe through to Ipswich and London's Liverpool Street.

Description

Home Farm is a wonderful example of an extended Victorian farmhouse, that occupies a delightful position on the edge of the picturesque rural village of Pettistree. Being of the Victorian era, Home Farm still benefits from the 'grandeur' of that architecture, offering well proportioned rooms throughout with good ceiling heights and large windows providing plenty of light.

In recent years the vendors have commissioned a programme of renovation and refurbishment with the principal works taking place in the kitchen; this area is now a wonderful, multi-functional family area with well fitted kitchen including a double hob Aga, breakfast bar and Quartz worksurfaces, which opens into a spacious dining and seating area with French doors providing access to the patio and gardens. The boot/utility room has also been refurbished in a similar fashion and benefits from a laundry chute from the principal bedroom. The remainder of the house has been redecorated and new flooring introduced throughout.

Outside Home Farm extends to nearly 3 acres (1.19 hectares) in all, with a large shingle driveway to the front of the property and formal gardens to the side and rear. The rear garden benefits from a large patio area that can be accessed from the kitchen/dining room, sitting room and utility room, and beyond this is the garden that is predominantly laid to grass for ease of maintenance. Facing in a south-westerly direction this area enjoys the sun throughout the afternoon and into the evening.

Beyond the garden is the fenced and railed paddock with water trough, which has a separate vehicular access onto Grove Road, and extends to nearly 2.5 acres (1 hectare).



















Site Plan - Indicative Only



Home Farm, Pettistree

Approximate Gross Internal Area
208.7 sq m / 2246 sq ft



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Produced for Clarke and Simpson

Viewing Strictly by appointment with the agent.

Services Mains water, electricity and drainage. Oil fired boiler serving the central heating and hot water systems.

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 = D

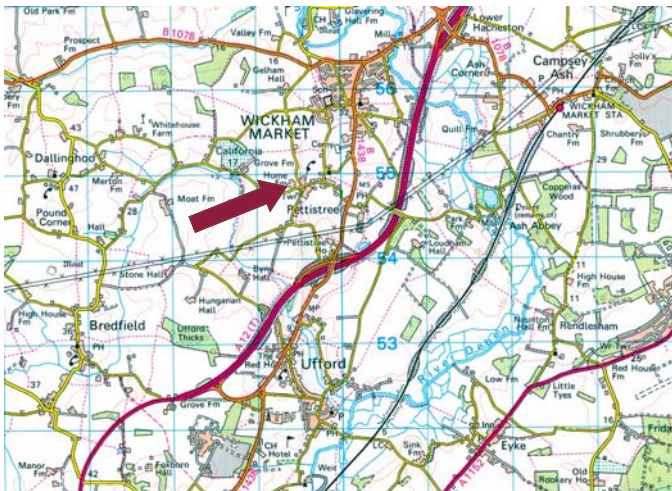
Council Tax Band G; £3,481.20 payable per annum 2024/2025

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.

September 2024



Directions

Heading north on the A12 from Woodbridge, take the B1438 turn off heading to Wickham Market. Take the left turn signposted to Pettistree and continue through the village, passing The Greyhound public house on the right hand side and then the water tower on the left. Continue on this road, where Home Farm will be found a short way along on the right.

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