

A substantial detached five bedroom period house of over 3700sq ft, situated in an excellent position next to the village pub and within walking distance of the deli/butchers and village school.

Guide Price
£650,000 Freehold
Ref: P7395/C

Ingleside
Earl Soham
Woodbridge
Suffolk
IP13 7RL



Hallway, dining room, drawing room, sitting room, kitchen/breakfast room with pantry, utility room, cloakroom and games room.

Bedroom one with large en-suite dressing room/cot room and en-suite bathroom. Four further first floor bedrooms, family bathroom and separate shower room.

Attic room and store. Off road parking, sheds and south-west gardens and grounds in all extending to 0.5 acres.

Contact Us



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Location

Ingleside stands adjacent to the village pub, The Victoria, close to the heart of the most desirable village of Earl Soham. The village, with its active community, provides a range of local facilities, including an award winning local butcher, primary school and doctors surgery. There are tennis and bowls clubs, as well as a village hall. The historic market towns of Framlingham (4 miles to the east), Debenham (4 miles to the west) and Woodbridge (13 miles to the south), provide a wide range of local shopping, commercial and recreational facilities, together with excellent schools in both the private and state sectors. The village lies within a designated conservation area and is surrounded by the picturesque countryside of the Deben Valley. The county town of Ipswich lies some 14 miles to the south and provides regular main line rail services to London's Liverpool Street Station, taking just over one hour. The A14 is accessible some 12 miles to the west and provides a dual carriageway link to Cambridge and The Midlands, as well as to London via the A12.

Description

Ingleside is a Grade II Listed house of timber framed construction with rendered elevations under a tiled roof. The house is believed to date from the 16th century and was extended during the 1990s.

A front door leads to the hallway which has doors off to the reception rooms, kitchen and stairs to the first floor landing. The extensive dual aspect sitting room has windows and glazed doors to the front and rear of the property and exposed timbers. There is also a brick fireplace which is home to a wood burning stove. Off this is a games room that is also home to the oil fired boiler and a water softener. There is also access to a store building. The dining room has exposed beams and a brick fireplace with wood burning stove. In addition, there is a bay window with window seat to the front of the property. Off the hallway and drawing room is the kitchen/breakfast room which has windows and French doors to the garden. This large room has high and low level wall units and a four oven oil fired Aga. It benefits from a pantry and a door leads to a utility room. Here there are high and low level wall units and space and plumbing for a washing machine, tumble drier and fridge freezer. There is a stable style door to the exterior and a further door leading to a cloakroom with WC and hand wash basin. From the hallway there is also access to the second sitting room used as a snug/study which has French doors opening out to the rear patio and garden. There is also a wood burning stove.

On the first floor landing there is a staircase leading to the second floor attic room, an airing cupboard and doors to the five bedrooms, family bathroom and shower room. The large principal bedroom has exposed beams and studwork as well as fitted wardrobes, a window to the rear and a bay window to the front. Off this there is a jack and jill en-suite bathroom with bath, hand wash basin, WC, window to the front and door to bedroom 2. Also off the principal bedroom there is a dressing room or cot room with fitted wardrobes, window to the front and stairs leading to the part boarded loft space. The second bedroom is a further large double bedroom with exposed beams and a bay window to the front. Bedroom three is a double overlooking the rear of the property with fitted wardrobes. Bedrooms four and five are good sized single rooms. The family bathroom has a bath, WC and hand wash basin and a window overlooking the rear garden. The shower room comprises a shower and hand wash basin. On the second floor, there is a further bedroom/den with useful eaves storage cupboards and Velux windows.

The property is approached from the road via a track upon which Ingleside enjoys a right of way. The drive has always been used exclusively by the property for parking and off this are double gates leading to parking and the rear garden. Immediately abutting the rear of the house is a patio area with steps leading up to an extensive area of lawn which is understood to have previously been a grass tennis court. This is enclosed by mature hedging and fencing and contains flower beds and trees. In addition, there is a further area of garden to the south-east including raised vegetable beds, trees and a garden shed. In all, the grounds extend to approximately 0.52 acres.









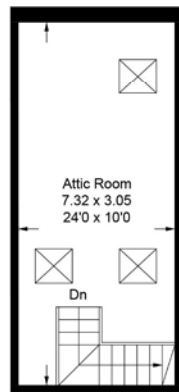




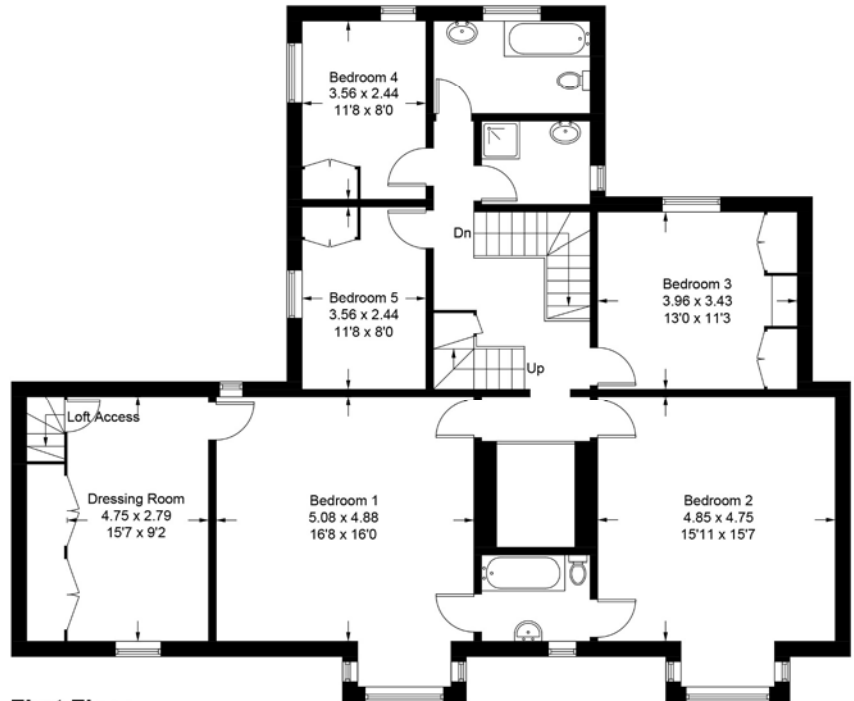


Ingleside, Earl Soham

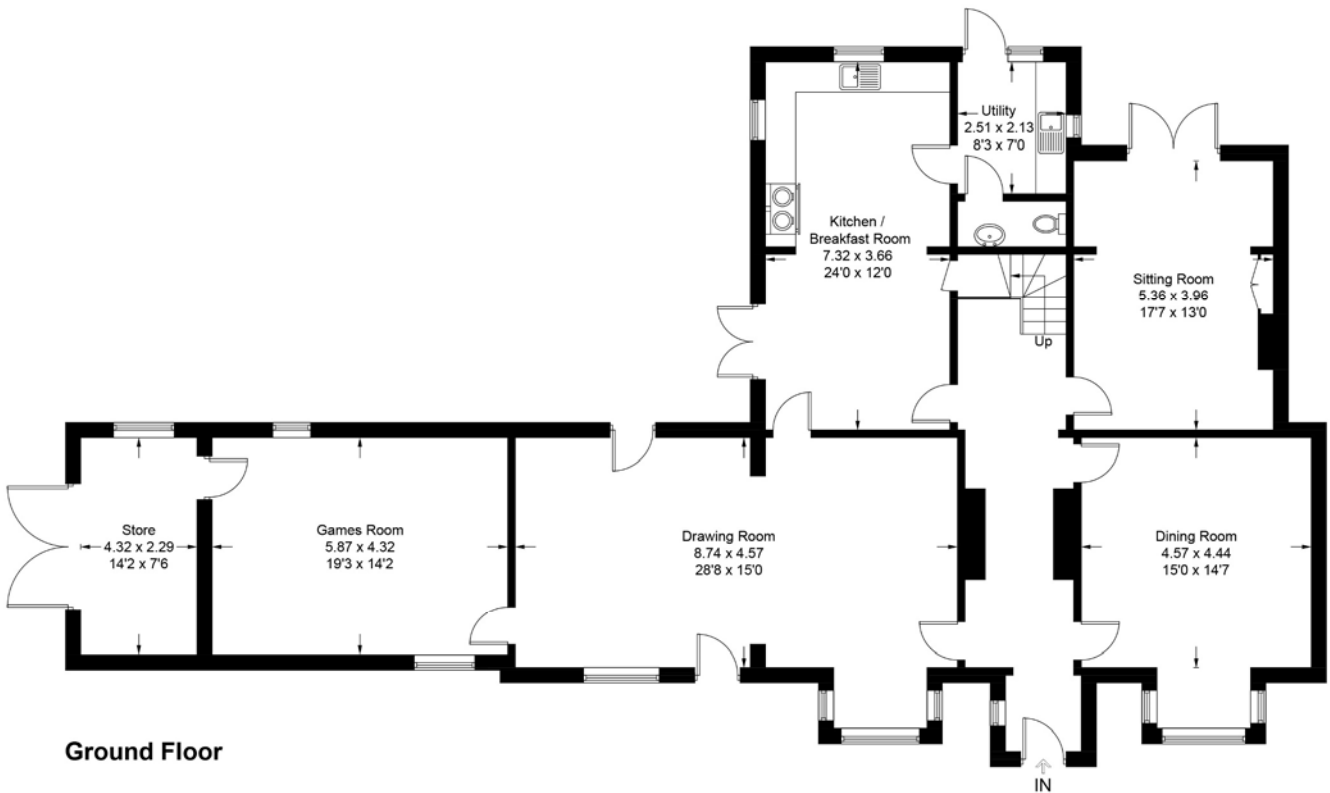
Approximate Gross Internal Area = 344.5 sq m / 3708 sq ft



Second Floor



First Floor



Ground Floor



Viewing Strictly by appointment with the agent.

Services Mains water, drainage and electricity. Oil fired central heating.

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 = N/A (Listed property)

Council Tax Band F; £2,582.63 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.

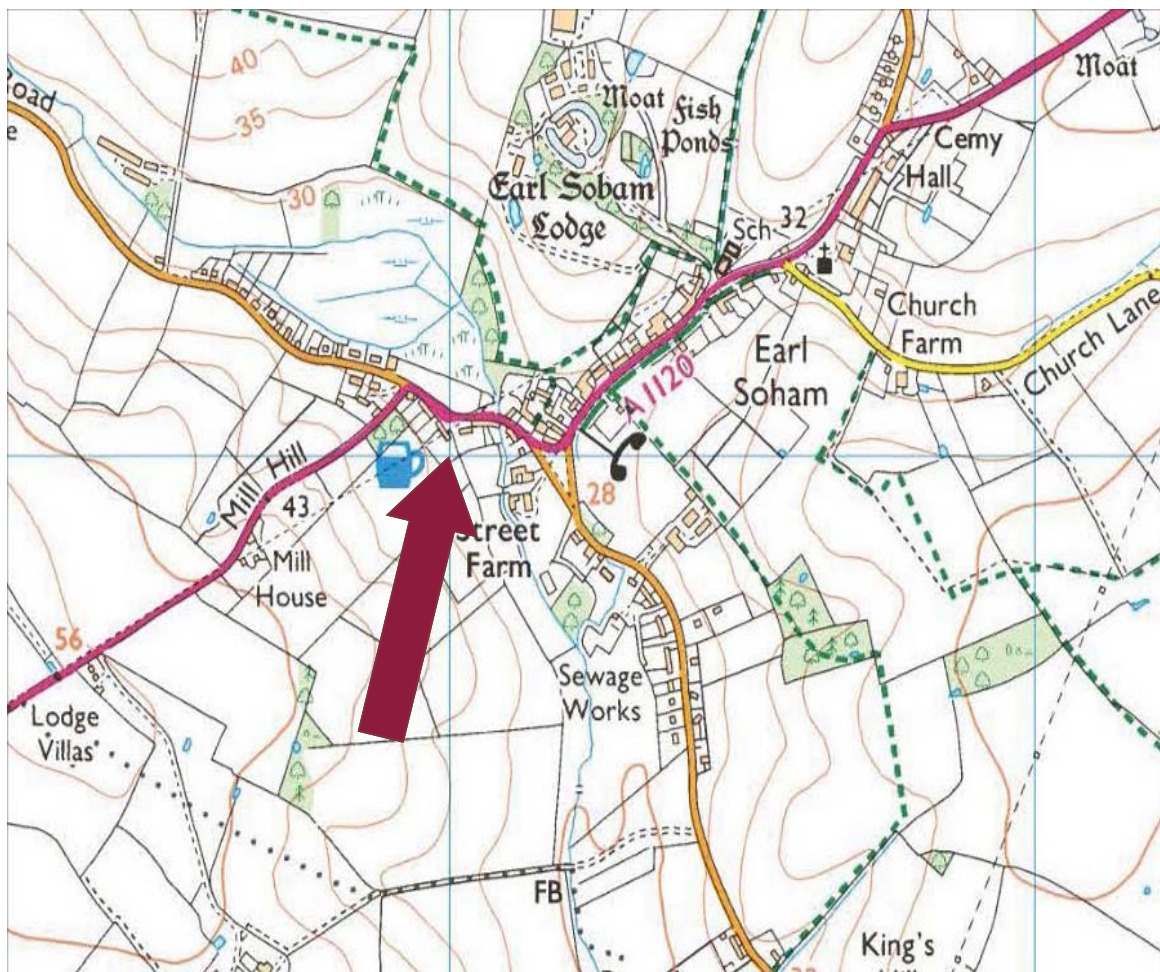
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

July 2024

Directions

From Framlingham proceed into Earl Soham having passed John Huttons butchers/deli and continue along the road until you see The Victoria pub on the left. Just before the pub, turn left onto the track which leads to Ingleside.

What3Words location: [///jump.limbs.badminton](https://www.what3words.com/jump/limbs.badminton)



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