

RED HOUSE

COPDOCK, NR IPSWICH, SUFFOLK

JACKSON-STOPS

RED HOUSE
COPDOCK, NR IPSWICH, SUFFOLK IP8 3JW

TOTAL APPROX. FLOOR AREA 3,572 SQ FT / 332 SQ M

A substantial 3,572 sq ft Grade II Listed former Georgian Farmhouse with a range of useful outbuildings in gardens and grounds approaching 5 acres



DISTANCES

- A12 & A14 – 1 mile
- Ipswich – 5 miles (London Liverpool Street Station 70 mins)
- Manningtree – 7 miles (London Liverpool Street – 60 mins)
- Colchester – 18 miles

FEATURES

- Grade II Listed Georgian property
- 3 reception rooms
- Large farmhouse kitchen
- Utility room & cloakroom
- 5 bedrooms
- 2 bathrooms & dressing room
- 2 attic rooms
- Large cellar
- Outbuildings including 8 stables, 2 loose boxes, former cow shed & dairy
- Gardens & grounds including paddocks and manege
- Approaching 5 acres (STMS)

Guide Price: £850,000



THE PROPERTY

Red House is an attractive Georgian Grade II Listed property presenting red brick in Flemish bonds under a slate roof with accommodation arranged over three floors.

The property has an attractive symmetrical façade, with a central six paneled front door under a slate roof line. Of note are the two good sized principal reception rooms with fireplaces and sash windows. The ground floor accommodation also comprises morning room, large farmhouse kitchen, utility room, large hall, cloakroom (with plumbing for shower) inner hall with door leading down to a large cellar.

From the hall an attractive staircase leads up to the first floor where there is a flexible accommodation. Access is given to five bedrooms, a dressing room and two bathrooms. From the landing a further staircase leads up to the second floor where there are two further bedrooms and a useful storage room.

An internal viewing is highly recommended by the sole selling agents to appreciate the spacious and flexible accommodation on offer at Red House.









OUTSIDE

The house is approached via a wooden five bar gate leading to a gravelled driveway to a large parking area for several cars. To the left-hand side of the drive is a large expanse of lawn with roses. There is a useful brick-built outbuilding at the rear of the property to the side of the property is a sunken area ideal for BBQs and alfresco dining. From the driveway access is given to the former cow shed and dairy, also via a five-bar gate into a yard area giving access to eight stables. Access from the yard is given to a manege and paddocks it is understood that a right of way has been granted in favour of the Red House over a hard standing driveway giving additional access into the yard area.

LOCATION

Red House is located in the popular village of Copdock and Washbrook. This well-established village has a highly regarded primary school, popular pub/restaurant and church. Ipswich, which is the county town of Suffolk (5 miles), together with Colchester (18 miles) provide a full range of shopping and commercial facilities as well as a wide choice of recreational opportunities including watersports on the nearby East coast estuaries. Manningtree (7 miles) also provides a number of pubs, wine bars and restaurants and a railway station with mainline services to London Liverpool Street in 60 minutes.

There is a wide choice of top performing schools in and around Ipswich and Colchester and there are regular mainline rail services running to London's Liverpool Street in about 70 and 60 minutes respectively.

The region's main dual carriageways (A12 and A14) link to London's M25 and Stansted Airport (via the A120) as well as Cambridge and The Midlands which are both easily accessed.







DIRECTIONS (IP8 3JW)

What3words: ///bright.porch.replaying

PROPERTY INFORMATION

Services: Mains water & electricity are connected to the property. Gas fired central heating. Private drainage system.

Mobile: Ofcom reports mobile signal from the top providers is likely at the property.

Broadband: Ofcom reports ultrafast broadband is available at the property.

Council Tax: Band F. Babergh District Council

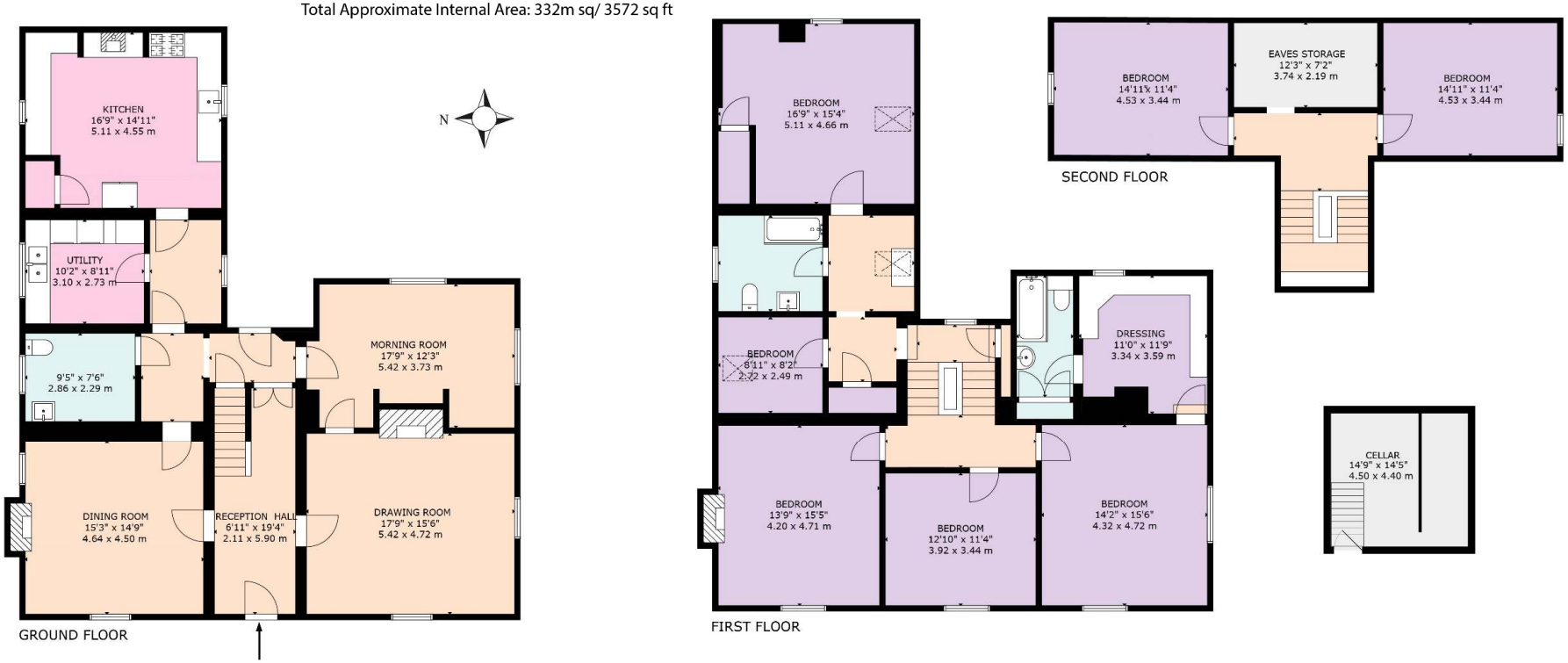
Tenure: Freehold with vacant possession at completion.

Fixtures and Fittings: Items regarded as fixtures and fittings, including carpets and curtains, are initially excluded from the sale, although certain items may be available by separate negotiation.

Viewings: By appointment with Jackson-Stops
Tel. 01473 218218.

THE RED HOUSE, COPDOCK

Total Approximate Internal Area: 332m sq/ 3572 sq ft



SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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