



THE OLD SCHOOL
CAMPSEA ASHE, NR WOODBRIDGE, SUFFOLK

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TOTAL APPROX. FLOOR AREA 3,270 SQ FT / 304 SQ M

A classic former Victorian village school and schoolhouse converted to offer flexible use accommodation with income producing potential



DISTANCES

- Campsea Ashe rail station – within walking distance
- Wickham Market – 2.5 miles
- A12 – 2 miles
- Woodbridge - 7 miles
- Forests and Suffolk Heritage Coast – easily accessible

FEATURES

- An individual edge of village residence with rural views
- 3,270 sq ft of flexible use accommodation including:-
 - Entrance & dining halls
 - Vaulted school room with gallery above
 - Well-proportioned sitting room
 - Study, kitchen and cloak/shower room
- Former schoolhouse with sitting room, original kitchen & cloakroom (has annex letting potential)
- 6 bedrooms in all
- Bathroom & 3 shower rooms
- Range of stores
- Mature gardens
- In all about 0.4 of an acre

Guide Price: £825,000



THE PROPERTY

The former Victorian village school and its attached schoolmaster's house are understood to date from the mid 19th Century have been converted to create a very individual and flexible use family home, set on the edge of the thriving village of Campsea Ashe, within walking distance of its fine church, rail station, popular pub and village hall.

The property, with its classic elevations, and atmospheric ambience was still operating as a school into the mid 1970's and now offers 3,270 sq ft of accommodation featuring a wonderfully light, vaulted former schoolroom with a minstrel's gallery above and deep south facing windows, with its proportions and acoustics ideal for those with musical interests. Double doors link into the dining hall with the well-proportioned twin aspect sitting room beyond, all of which have wooden floors and a layout ideal for entertaining.

Set off the entrance hall are the kitchen/breakfast room and shower/cloak/utility room, whilst a study/snug links into the former schoolhouse, which can also be independently accessed and has a further sitting room, original kitchen and ground floor cloakroom.

There are a total of six first floor bedrooms, with the two main bedrooms and shower room set off the minstrel's gallery, with the third and family bathroom off the main stairway. The remaining three bedrooms and third shower room are located in the old schoolhouse off a second staircase.

The property benefits from an oil-fired central heating system.

The schoolhouse, with its independent access, offers the potential for annexe letting, guests or working from home uses.



OUTSIDE

The Old School is surrounded by its mature gardens, which are enclosed by natural hedging and overhung by a number of impressive oak trees. There are lawned areas, a paved terrace and shrub beds, together with a range of timber and brick garden and domestic stores. In all the property extends to about 0.4 of an acre.

LOCATION

The thriving village of Campsea Ashe has a lot to offer, including a popular local pub and rail station, with its busy café, from where regular branch line services run through Woodbridge to Ipswich to connect with the main line services to London's Liverpool Street Station. In addition to a good village shop, which is relatively rare these days, there are further local facilities in nearby Wickham Market (2.5 miles), from where there is access onto the A12.

Heading east the Rendlesham and Tunstall Forests and the Suffolk Coast's ANOB are easily accessed and offer an extensive network of footpaths and bridleways.

HISTORICAL NOTE

The original school logbook, recording the headmasters' journaling, dating back to the 19th Century, together with other small items of memorabilia add an historical prominence to the property and can be available on the understanding that it will remain with the property.



DIRECTIONS (IP13 0QJ)

From the A12 as it bypasses Wickham Market turn off at the junction with the B1119. At the head of the slip road turn right signed to Campsea Ashe. Proceed into the village and after passing the Duck Pub and railway station proceed beyond the church following the road through sharp left and right bends and shortly thereafter at the brow of a hill The Old School will be found on the left-hand side.

What3words: imparting.exam.auctioned

PROPERTY INFORMATION

Services: Mains electricity and water are connected. Twin private drainage systems serve the property. Oil-fired central heating system.

Mobile: Ofcom reports a good service at the property for the main providers.

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

EPC: F

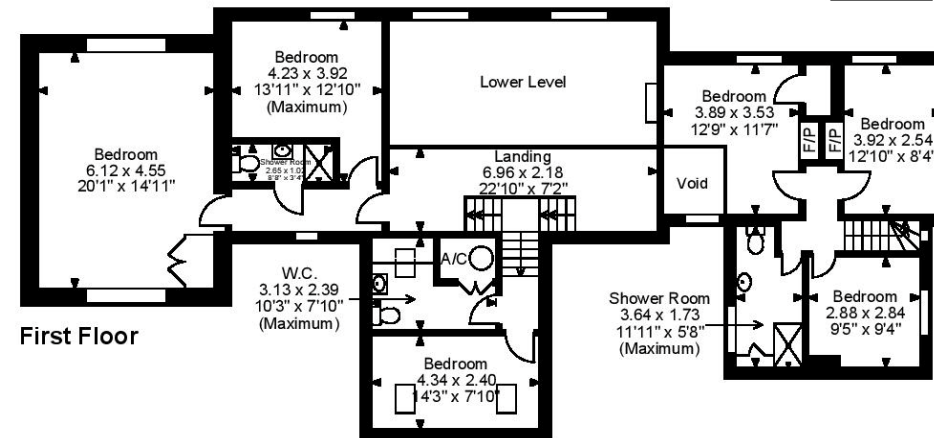
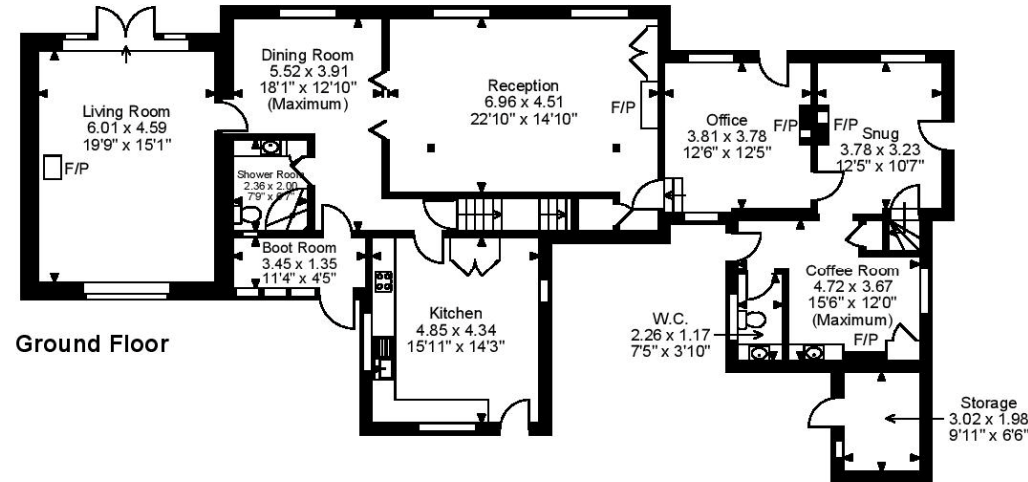
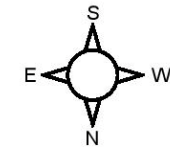
Council Tax: Band F. East Suffolk Council

Tenure: Freehold with vacant possession at completion.

Fixtures and Fittings: The fitted carpets and curtains currently within the property are included, items regarded as fixtures and fittings are initially excluded from the sale, although certain items may be available by separate negotiation.

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

Approximate Gross Internal Area
3270 Sq Ft/304 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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