



CHURCH FARMHOUSE
BROMESWELL, NR WOODBRIDGE SUFFOLK

JACKSON-STOPS 

CHURCH FARMHOUSE BROMESWELL, NR WOODBRIDGE, SUFFOLK IP12 2PQ

TOTAL APPROX. FLOOR AREA 2,721 SQ FT / 253 SQ M

A beautifully presented 17th Century edge of village house close to Woodbridge



DISTANCES

- Melton station – 1.25 miles
- Woodbridge & A12 – 2.5 miles
- Tunstall & Rendlesham Forests & Suffolk Heritage Coast – 8 miles
- Ipswich - 11 miles (London Liverpool Street Station 70 mins)

FEATURES

- Set off a designated quiet lane with meadow views on the edge of the sought after village of Bromeswell
- Updated by the present vendors offering light, atmospheric & well laid out accommodation extending to some 2,721 sq ft
- Entrance, drawing room & study/office
- Open plan sitting/dining room linking into a bespoke AGA kitchen
- Garden hall & utility/shower room
- Four bedrooms & family bath/shower room
- Sheltered & secluded well stocked gardens with sun trap terraces
- Garage & parking

Guide Price: £950,000



THE PROPERTY

Enjoying an edge of village setting off a designated quiet lane, Church Farmhouse, probably one of the oldest properties in the village, is a classic non listed 17th Century framed farmhouse with more recent additions.

Within, the light and beautifully presented accommodation is well laid out and extends to some 2,721 sq ft. Updated throughout, the presentation cleverly blends the traditional period features with a more contemporary finish with exposed timbers, herringbone pattern oak flooring and modern wood burning stoves, set in the wide brick inglenook fireplaces.

Beyond an atmospheric drawing room, a wide glazed door opens into a multi-purpose vaulted garden room/study with sliding doors onto the garden, whilst an open plan sitting/dining room links nicely into the impressive fully fitted bespoke kitchen, with its oil-fired AGA and Corian work surfaces. Beyond, is a wide garden hall with full height sliding windows onto the garden terracing, and with a further door to the utility/cloakroom, complete with ground floor shower.

On the first floor, set off the landing, are four bedrooms and a family bath/shower room. To the front these rooms enjoy views across adjacent meadowland, whilst to the rear there are views over the garden.

The property benefits from a modern oil-fired central heating system.



OUTSIDE

To the front, the gardens are enclosed by attractive wrought iron railings, whilst to the rear are wide linking terraces opening onto the delightful garden. Sheltered and secluded by mature hedging and trees, the south facing gardens include well-kept lawns interspersed by well-stocked and colourful herbaceous beds and borders. A brick pizza oven has a sheltering pergola and there is a west facing garden pavilion and terrace, ideal for alfresco dining.

The property is completed with a timber garage and enclosed shingle parking area, whilst a five-bar gate to the west of the property accesses a further parking area to the side of the house, as well as giving access to a service courtyard.

LOCATION

The sought after village of Bromeswell, home to the award-winning Unruly Pig gastro pub and the well reputed Woodbridge golf course, enjoys a nicely tucked away position close to the upper reaches of the Deben Estuary.

Melton rail station, with its regular connecting services to Ipswich and London, is just 1¼ miles, with the village providing further local amenities and linking in with those of the thriving riverside town of Woodbridge (2½ miles). Both have local schools catering for all age groups including the top performing Woodbridge School together with a range of social and sporting opportunities, including watersports on the Deben.

The Tunstall and Rendlesham Forests and the Suffolk Heritage Coast's ANOB and local riverbanks are easily accessed and offer a network of footpaths and bridleways.



DIRECTIONS (IP12 2PQ)

From the A12 as it bypasses Woodbridge, turn right onto the A1152 (Woods Lane) signed to Orford. Proceed over the Melton road traffic lights, the railway crossing and the Wilford Bridge. At the roundabout take the first exit signed to Orford and after approximately 150 yards take the first left turning into Common Lane. Proceed over the Bromeswell Common where Church Farmhouse will be found on the left-hand side as you enter the village.

What3words: skim.zest.soda

PROPERTY INFORMATION

Services: Mains electricity and water are connected. Private drainage system.

Mobile: Ofcom reports a good service by the main providers.

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

EPC: E

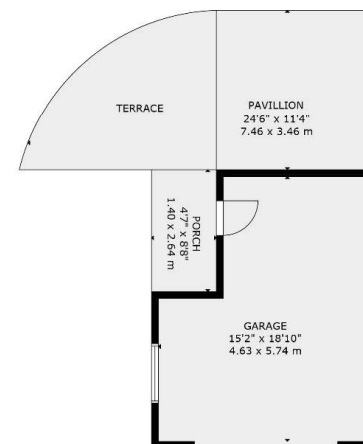
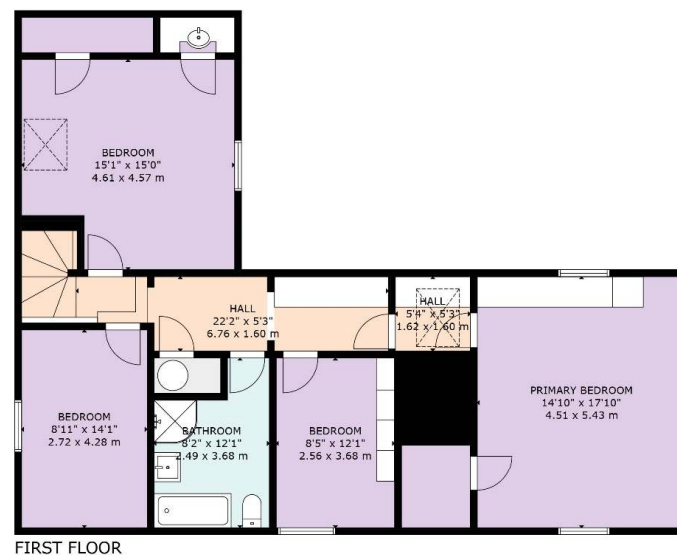
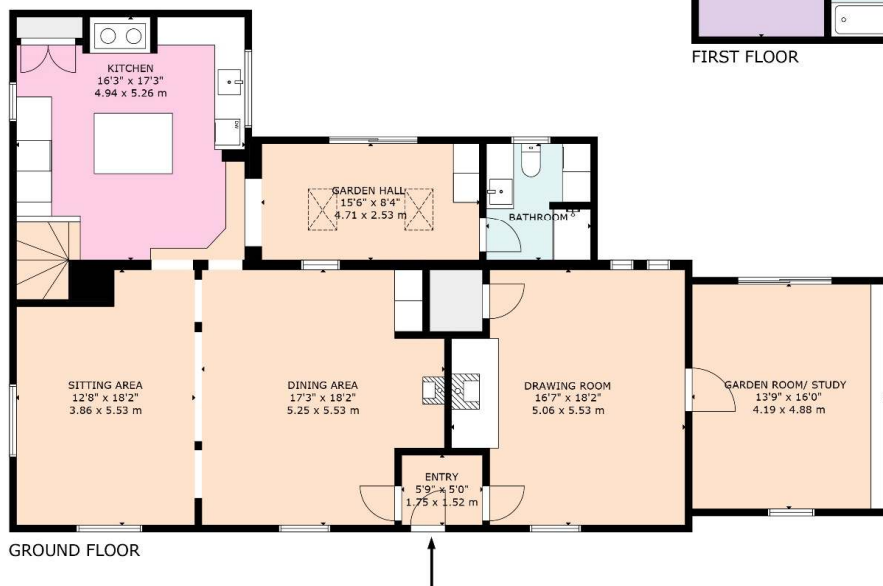
Council Tax: F. East Suffolk Council

Tenure: Freehold with vacant possession at completion.

Fixtures and Fittings: The fitted carpets are included in the sale, items regarded as fixtures and fittings, are initially excluded, although certain items may be available by separate negotiation. The build-in kitchen appliances are included.

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

CHURCH FARMHOUSE, BROMESWELL
Total Approximate Internal Area: 253m sq/ 2721 sq ft



EXCLUDED AREAS: GARAGE: 23 m²/246 sq ft, PORCH: 4 m²/40 sq ft
PATIO: 23 m²/242 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

IPSWICH

01473 218 218

ipswich@jackson-stops.co.uk

jackson-stops.co.uk

onTheMarket.com

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