



THE POTASH
BRANDESTON, NR WOODBRIDGE, SUFFOLK

JACKSON-STOPS 

THE POTASH BRANDESTON, NR WOODBRIDGE, SUFFOLK IP13 7DS

TOTAL APPROX. FLOOR AREA HOUSE 1,904 SQ FT / 177 SQ M
CELLAR 327 SQ FT / 30.4 SQ M

Enjoying a rural setting, an historic landmark property overlooking the picturesque River Deben and its water meadows



DISTANCES

- Cretingham village - 0.75 of a mile
- Brandeston village - 0.75 of a mile
- Woodbridge - 12 miles
- Framlingham – 4 miles
- Ipswich – 12 miles (London Liverpool Street Station - 70 mins approx)

FEATURES

- Enjoying an elevated rural setting between two popular Deben Valley villages
- Listed Grade II & dating from the mid 16th century displaying a wealth of timbers & period features
- Accommodation extending to 2,231 sq ft including cellar
- Entrance hall, sitting room, dining room & study
- Kitchen & cloakroom
- Large basement cellar with external access
- 2 newly installed bath/shower rooms & washroom
- Brick garaging barn with stores (annexe conversion potential)
- Ample parking & delightful gardens
- In all 0.85 of an acre

Guide Price: £845,000



THE PROPERTY

Listed Grade II and understood to date from the mid 16th century with a 17th century wing addition. The Potash was formerly part of the Brandeston Hall Estate and enjoys a prominent position set above the Brandeston Bridge overlooking the River Deben as it runs between the poplar villages of Brandeston and Cretingham.

The house displays a wealth of exposed timbers and period features, with a particularly impressive triple aspect sitting room and principal bedroom, both of which enjoy panoramic, picturesque river and water meadow views, together with a large open fireplace in the sitting room.

The Potash has been in the same family ownership since the early 1970's and this sale represents a rarely available opportunity to purchase a local landmark property. The present owners have invested recently in the fabric and services of the property, with works to the sole plate and lime rendering, the wiring, chimney, and central heating, together with the updating of the bath, shower and washrooms.



OUTSIDE

A shingled drive sweeps through a gated entrance and to a wide parking area between the house and the brick barn, the latter providing garaging, a workshop and stores and with the potential (subject to planning for conversion to a variety of annexe purposes if required).

The gardens, with their sheltering woodland backdrop lie mainly to the south and are enclosed by mature hedgerow and overhung by a magnificent oak tree. There are also a variety of fruit trees, whilst a path leads round the house with steps down to a lower, suntrap terrace with rose beds, ideal for alfresco dining, from where there are classic Suffolk water meadow and big sky views.

In all the property extends to about a 0.85 of an acre.

LOCATION

Set above the Brandeston Bridge between the popular villages of Cretingham and Brandeston, The Potash enjoys an appealing rural location, with both villages having active communities. There is a thriving local pub in Cretingham, whilst Brandeston is home to the well-reputed Framlingham Prep School.

The nearby towns of Framlingham (4 miles), Wickham Market (5 miles) and Woodbridge (12 miles), provide a full range of shopping, commercial and recreational facilities whilst the county town of Ipswich (12 miles) to the south offers regular main line services to London Liverpool Street Station.



DIRECTIONS (IP13 7DS)

Satellite navigation using the postcode will locate the property as will **what3words**: timing.ulterior.apricot.

PROPERTY INFORMATION

Services: Mains electricity is connected to the property. Oil-fired central heating system.

Private borehole water supply with modern filtration plant. Private drainage to a traditional septic tank arrangement which may not comply with current regulations. The vendors have obtained a quotation from local drainage specialists Binders for the installation of a modern compliant mini treatment plant.

Mobile: Ofcom reports a good service from the main providers

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

Council Tax: Band F. East Suffolk Council.

Tenure: Freehold with vacant possession at completion.

Fixtures and fittings: The fitted carpets (where they exist) are included in the sale, other items regarding as fixtures and fittings, are initially excluded from the sale, although it is likely that most together with items of furniture may be available by separate negotiation.

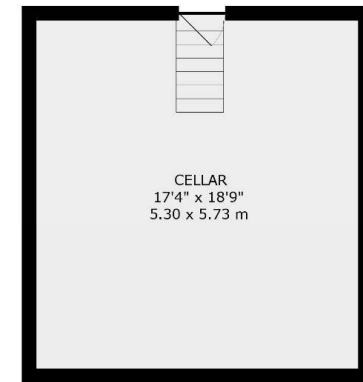
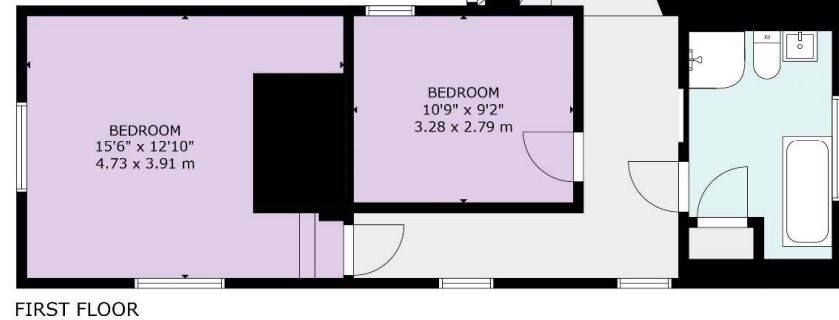
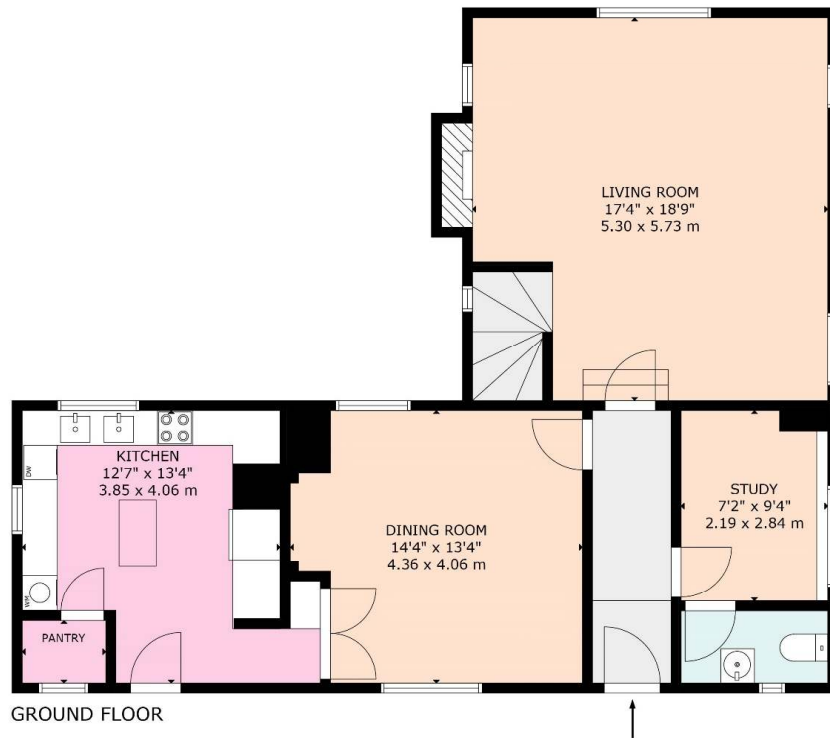
Flood Risk: Due to its elevated setting above the river and its water meadows, according to the GOV.UK website the property's flood risk is described as very low in all categories.

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

THE POTASH, BRANDESTON

Total Approximate Internal Area: 177m sq/ 1904 sq ft

Cellar: 30.4m sq/ 327 sq ft



SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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JACKSON-STOPS

PROPERTY EXPERTS SINCE 1910