

Helmingham Road, Otley, Ipswich,
Suffolk, IP6 9NS
Offers in excess of £500,000

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- Plot of Just Over 0.4 Acre (STS)
- Substantial Detached Farmhouse
- Four Bedrooms
- Two Generous Reception Rooms
- Studio / Office with En-Suite
- 22ft Kitchen
- Ground Floor Bathroom
- En-Suite Shower Room to Main Bedroom
- Potential to Extend/Develop (STPP)
- Ample Off-Road Parking
- Beautiful Side Garden



'Wood Farm' is a four-bedroom detached farmhouse which occupies a plot of just over 0.4 acre (subject to survey) in a development with three other barn conversions within the sought-after village of Otley. There is shared access into the small development and 'Wood Farm' benefits from a large gravel driveway providing ample off-road parking for multiple vehicles and a beautiful garden with summerhouse and treehouse to remain. To the rear of the property, on the ground floor, is a salon with en-suite cloakroom making this a versatile space to run a business from or use as a work-from-home office or further guest bedroom. This is a perfect opportunity to experience village life in a lovely setting with all the character of an old farmhouse including exposed brickwork and beams, brick fireplaces and stripped wood floors. Due to the size of the plot there is potential to extend / develop (subject to planning permission).

Otley is a rural Suffolk village situated around 7 miles from Woodbridge and 8 miles to the North of Ipswich. It holds a typical village feel and great community spirit with numerous local interest groups meeting at the village hall or the White Hart pub. It is the home of Otley College which offers vocationally focused courses in several different areas. Further educational facilities include Otley Primary school, Otley under 5's play group and the local St Mary's Church. There is a handy village convenience store which also doubles as a Post Office and is locally run. The White Hart pub serves good food and local beer and there are bus links to other local villages and the towns of Framlingham and Ipswich. There is an excellent doctor's surgery managed by the Debenham Group Practice. Otley is the birthplace of Roger Osborne who scored the only goal of the game in the 1978 FA Cup final for Ipswich VS Arsenal.

Boot Room: *11'9" x 7'9" (3.58m x 2.36m)* You enter the property through a spacious boot room which has a window to the front aspect, eye and base level units, space for a washing machine and tumble dryer, radiator, and door through to:

Kitchen: *22'4" x 12'2" (6.8m x 3.7m)* The kitchen is fitted with a range of modern eye and base level units, solid wood work surfaces, ceramic sink and drainer, brick effect splashbacks, recess with space for a range style cooker with large built-in extractor hood over, space for an American style fridge freezer, and an integrated dishwasher. There are two radiators, tiled floor, exposed beams and brickwork, ceiling inset spotlights, window to the side aspect, two Velux windows to the side aspect, and opening through to:





Dining Room: *14'1" x 13'5" (4.3m x 4.1m)* The dining room has French doors opening out to the rear garden, an Inglenook fireplace with open fire, stripped wood floor, exposed beams and brickwork, and ceiling inset spotlights.

Living Room: *16'7" x 14'6" (5.05m x 4.42m)* A generous dual aspect reception room with windows to the front and side, an Inglenook fireplace with wood burner, two radiators, exposed brickwork and beams, and stripped wood floor.

Inner Hallway: Window to the side aspect and staircase to the first floor.

Ground Floor Bedroom: *9'5" x 5'9" (2.87m x 1.75m)* Window to the side aspect, radiator, ceiling inset spotlights, and large built-in cupboard.

Salon / Office: *10'11" x 8'4" (3.33m x 2.54m)* Window to the side aspect, stable door opening out to the rear garden, tiled floor, and door to an en-suite cloakroom. This is currently being used as a salon and would also make a great office, studio or further guest bedroom.

En-Suite Cloakroom: Two-piece suite comprising low-level WC and hand wash basin, and opaque window to the side aspect.

Family Bathroom: Three-piece suite comprising bath with shower attachment, low-level WC and hand wash basin; tiled splashbacks; radiator; airing cupboard; ceiling inset spotlights; and opaque window to the side aspect.

First Floor Landing: Window to the side aspect and doors to the bedrooms and cloakroom.

Principal Bedroom: *15' x 11'7" (4.57m x 3.53m)* A sizeable dual aspect bedroom with windows overlooking the front and the garden to the side, exposed beams, stripped wood floor, brick fireplace, radiator, and doorway through to:

En-Suite Shower Room: Three-piece suite comprising shower enclosure, low-level WC and pedestal hand wash basin with tiled splashback; radiator; stripped wood floor; door to a walk-in wardrobe; and two opaque windows to the side aspect.

Bedroom Two: *14'4" x 9'9" (4.37m x 2.97m)* Window to the rear aspect with field views and loft access.

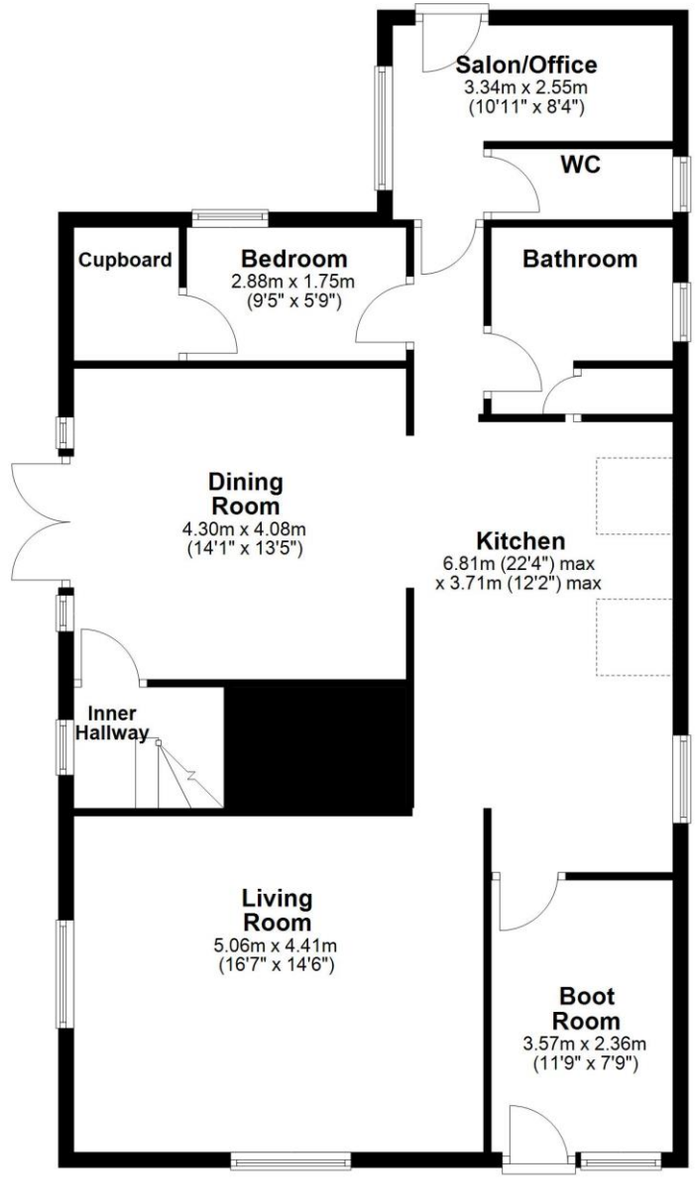
Bedroom Three: *10'2" x 7'2" (3.1m x 2.18m)* Velux window to the side aspect.

Cloakroom: Two-piece suite comprising low-level WC and hand wash basin, and opaque window to the side aspect.

Outside: 'Wood Farm' sits on a substantial plot with a large gravel driveway at the front and side providing ample off-road parking for numerous vehicles and mature hedging shielding the property from the road. The garden is exceptionally private and fully enclosed by mature hedgerow, and there is an extensive lawn with large patio seating area ideal for alfresco dining. In the garden there are raised vegetable beds and a summerhouse, greenhouse and treehouse which will be remaining.

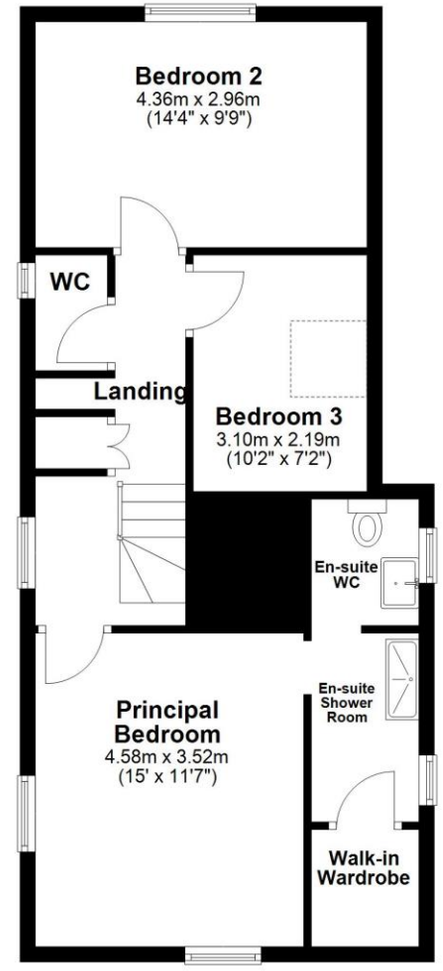
Ground Floor

Approx. 101.1 sq. metres (1088.3 sq. feet)



First Floor

Approx. 58.2 sq. metres (626.1 sq. feet)



Total area: approx. 159.3 sq. metres (1714.4 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.


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Attributes

4 Bedrooms, 2 Bathroom, 3 Reception,
EPC Rating: E
Council Tax Band: E





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