



POUND CORNER HOUSE
DALLINGHOO, NR WOODBRIDGE, SUFFOLK

JACKSON-STOPS 

POUND CORNER HOUSE
DALLINGHOO, NR WOODBRIDGE, SUFFOLK IP13 0LL

TOTAL APPROX. FLOOR AREA 2,737 SQ FT / 254 SQ M

A picturesque farmhouse, complete with guest annexe, sitting amidst mature gardens in an edge of village setting close to Woodbridge



DISTANCES

- Woodbridge - 3½ miles
- Ipswich - 12 miles (London Liverpool Street Station 70 mins approx)
- Suffolk Coast – 14 miles

FEATURES

- Rural edge of village setting just 3½ miles from Woodbridge
- Picturesque Grade II Listed farmhouse amidst mature gardens & grounds
- 2,737 sq ft with 2 principal reception rooms & study
- Impressive bespoke conservatory
- Kitchen/breakfast room & utility room
- 4 bedrooms with the potential for a 5th plus 2 bathrooms (1 en suite)
- Flexible use, self-contained annexe/at home office with sitting room, kitchenette, shower room & bedroom (income providing potential)
- Double cart lodge & log store
- Range of timber potting sheds, stores & 50ft glass house with raised beds
- Mature & colourful landscaped gardens with a large pond & numerous oak, cherry & lime trees
- In all about 1 acre

OIEO: £795,000



THE PROPERTY

Pound Corner House is Listed Grade II and understood to date from the 17th Century. Well-presented throughout, the property displays great character and ambience with a wealth of exposed timbers.

The accommodation, which is arranged on three floors, benefits from an oil-fired central heating and security systems.

An atmospheric sitting room with a brick fireplace and wood burning stove, has double doors linking to a panelled study, as well as an impressive bespoke conservatory, which enjoys views across the gardens. The well-proportioned living/dining room enjoys views across the front garden, has a brick fireplace and is open plan into the kitchen/breakfast room. The fully equipped bespoke kitchen by Ashford and Brooks, features oak units, granite surfaces, a pantry cupboard and an AGA, whilst the utility room, which sits beyond, has further built-in units and work surfaces, together with an external door.

From the reception hall a winder staircase accesses the three first floor double bedrooms, all of which enjoy views across the gardens, together with both family and en suite bathrooms. The second floor, open to the roof apex, presents an open plan fourth bedroom, together with the opportunity to sub-divide to create further bedroom.

ANNEXE BARN/AT HOME OFFICE

Electronically controlled wrought iron gates on brick piers access a wide shingled driveway fronting onto which, on one side, is a **self-contained barn annexe/at home office** which has an open plan living room, kitchenette, separate shower room and bedroom. Adjacent is a timbered garden store/equipment shed, whilst on the other side of the driveway is a **two-bay cart lodge garage** and lean-to log store.



GARDENS & GROUNDS

Pound Corner House sits well amidst, picturesque and colourful gardens. Enclosed by natural hedgerow and bordered by a series of fine oak trees, they include lawns which are bordered by well-stocked herbaceous and shrub borders. A footbridge crosses a small stream which runs through to a large pond which is overhung by further mature trees and from where there are fine views over the surrounding countryside. There are **storage**, **potting** and **tool sheds**, together with a long **glasshouse**. To the rear of the house is a wide terrace, with pathways around to the front, where the lawned gardens and a delightful wildflower meadow are enclosed by natural hedgerow and include further oak and cherry trees. In all the property extends to 1 acre.

LOCATION

Pound Corner House enjoys a rural setting within the parish of Dallinghoo, between the village and neighbouring Bredfield, both of which have active local communities. The property is conveniently located for easy access to the popular riverside town of Woodbridge (3½ miles) which together with the county town of Ipswich (12 miles to the west) provides a full range of local shopping and commercial facilities. Educationally there is a choice of top performing schools in both the state and private sectors and recreationally a wide choice of sports and social clubs including tennis, football and rugby, as well as a variety of golf courses on the edge of each town, whilst the east coast estuaries provide varied water sport opportunities.

There are regular school bus services running to Woodbridge and rail services run from both towns to London's Liverpool Street Station, whilst the A12, which bypasses Woodbridge is accessible just beyond Bredfield and connects through to London's M25 as well as both Cambridge and The Midlands (via the A14).



DIRECTIONS (IP13 0LL)

From the A12 as it bypasses Woodbridge, continue beyond the Melton road roundabout on the single carriageway stretch, turning off to the left where signed to Bredfield. Proceed into the village and turn right at the wrought iron sign. Continue beyond the village church and out into open countryside. After passing through a 90-degree left-hand bend, proceed for a further 500 yards, where the entrance to Pound Corner House will be found on the right-hand side immediately before a 90 degree right-hand bend.

What3words: technical.afraid.credible

PROPERTY INFORMATION

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

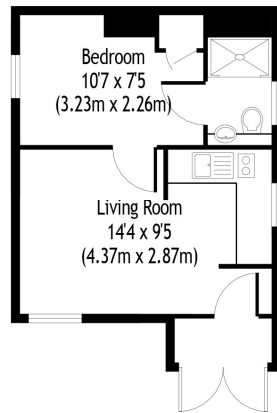
Broadband: Ofcom reports ultrafast broadband is available at the property.

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

Council Tax: Band F. East Suffolk Council.

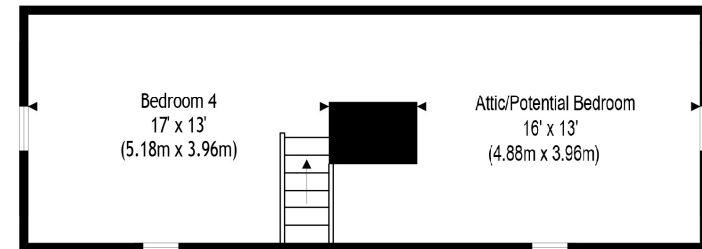
Fixtures and Fittings: Items regarded as fixtures and fittings, including carpets and curtains, are initially excluded from the sale, although certain items may be available by separate negotiation.

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

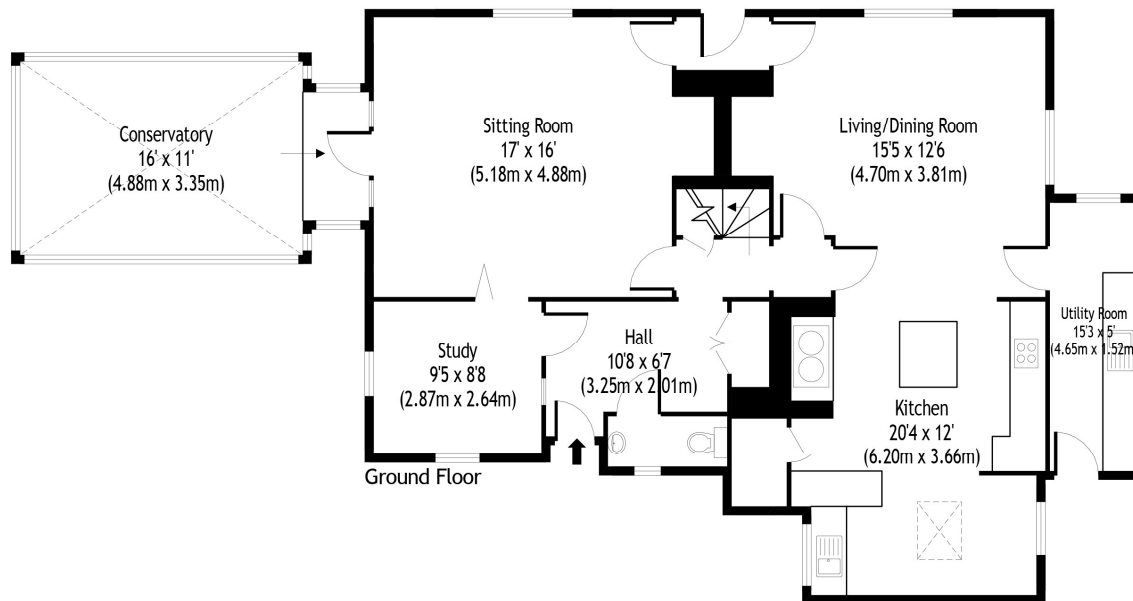


Annexe - 259 Sq ft / 24 Sq M

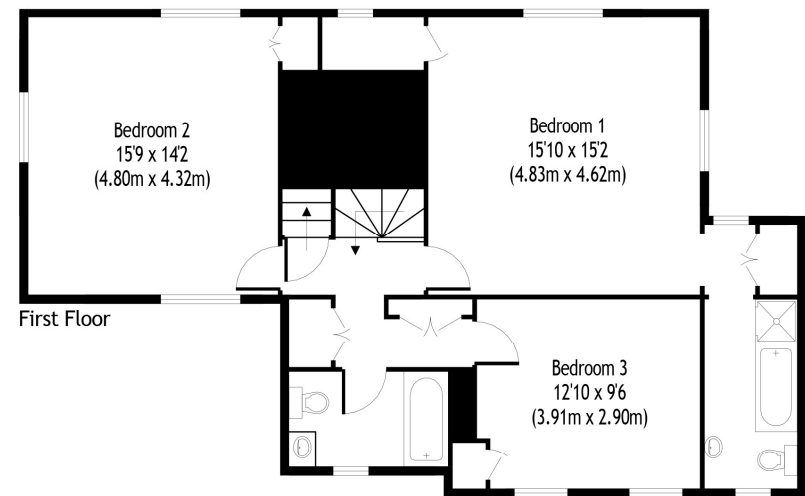
Pound Corner House, Dallinghoo
Approx. Gross Internal Floor Area - 2737 Sq ft / 254 Sq M



Second Floor



Ground Floor



First Floor

For identification purposes only. Not to scale.

IPSWICH

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PROPERTY EXPERTS SINCE 1910