

**Traditional Grade II Listed Farmhouse - Freehold For Sale**



**Street Farmhouse, 728 Old Norwich Road, Ipswich, Suffolk, IP1 6LG**

## Location

Street Farmhouse occupies a convenient location to the west of Ipswich, within reach of open countryside, Suffolk villages and the nearby Anglia Retail Park. Ipswich town centre and main line station is within 3 miles and also offers excellent schooling and entertainment venues, with the A12 and A14 offering excellent road links into London and the Midlands. Property Information: Tenure Freehold, Grade II Listing status (Historic England), EPC exempt, mains services connected, Ipswich Borough Council Tax Band G.

- Traditional Grade II Listed Farmhouse
- Five double bedrooms, three en-suite's
- Three reception rooms, exposed beams, feature fireplaces
- Basement/wine cellar & Sun Room
- Annex 2-storey Cottage, two bedrooms
- Two entrances and landscaped garden areas
- Separate Barn, Offices & Studio (Business Use)
- Two storey Barn with Games Room
- Covered parking and garaging
- Plot in excess of 0.75 acres
- Sought-after location
- Excellent road and rail links



Ipswich town centre and main line station approx. 3 miles (London Liverpool Street 70 mins approx.) The Beeches Community Primary School 0.6 miles (approx. 3 mins walk) Anglia Retail Park approx. 0.9 miles. Renowned Grammar Schools including the Ipswich School approx. 2.5 miles. Main road links via A12 (M11/M25/A14).

An imposing Grade II Listed farmhouse with red brick elevations offering 5 double bedrooms in the main house, 2 bedroom Annex cottage and sweeping driveway leading to garaging/office space/studio and workshop offered with Business Use. On a plot of approx. 0.75 acre in a convenient location for amenities in Ipswich town centre and transport links to London, Cambridge and the Midlands (A14/A12). EPC exempt.

## Description

A unique property offering separate Annex accommodation and Business Use within separate Barns/offices with parking and studio space. There are two entrances, one sweeping past the Farmhouse with a gravelled driveway leading to garaging and parking. A further gated access from Whitton Church Lane provides access to the Barns, garaging and offices along a block paved drive. The plot, in excess of 0.75 acre, is nicely landscaped with areas of lawn, flower and shrub borders and mature trees. The farmhouse, dating back to the 16th Century, has been well maintained and features sash windows, a wealth of exposed beams and feature fireplaces with a beautiful principal bedroom with vaulted ceiling. To the ground floor a central entrance hallway gives access to two reception rooms with feature brick fireplaces – a third reception room overlooks the rear aspect and leads into the sun room. The traditional kitchen/breakfast room features exposed brickwork, original brick floor, range of farmhouse style units with built-in appliances together with a door into a spacious utility room. Adjacent is a cloakroom and boot room with door to outside. There is a basement wine cellar offering further storage. A balustrade staircase leads up to the spacious first floor landing, en-suite facilities are provided to both the main and second bedroom with the remaining bedrooms offering well-proportioned accommodation and a family bathroom. The Farmhouse has a lovely garden area to the rear providing courtyard seating area, an area of lawn and low red brick wall.

Connecting to the farmhouse is the Annex Cottage which offers modern and well maintained 2 bedroom accommodation with its own walled garden and access into the sun room. Beyond the paved parking area is the Barn and office space. There is a covered cart lodge at one end of the Barn, providing parking for the property. There is further covered parking/garaging, workshop space/storage and a large studio with wood flooring, vaulted ceiling and ceiling beams. This area within the courtyard, is well maintained under a pantiled roof. The two storey Barn has entrance doors into the ground floor area offering a utility room, wc and a large games room with wood floor and bar area. Stairs lead up to the first floor office space with a central area with vaulted ceiling, exposed brickwork and two separate offices. Planning permission has been granted on the property for 'Change of use for existing outbuildings from ancillary domestic use to a separate residential unit'. Also, 'Change of use for existing.

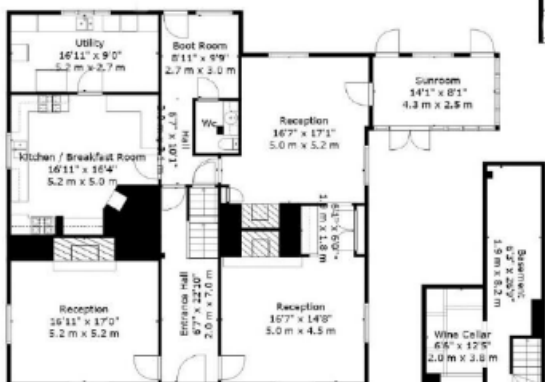
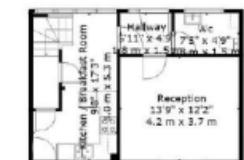
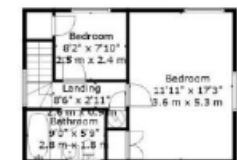




# Internal Photos



# Plan/Accommodation



## Accommodation

Basement	174 sq. ft
Ground Floor	1803 sq. ft
First Floor	1680 sq. ft
Cottage Ground Floor	409 sq. ft
Cottage First Floor	409 sq. ft
Barn and Outbuildings	1612 sq. ft
Barn First Floor	1023 sq. ft
Excluded areas:	
Garage	603 sq. ft
Carport	237 sq. ft
Workshop	557 sq. ft
Store Room	126 sq. ft
<b>Total</b>	<b>7110sq. ft 660 sq. m</b>



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