



Shannon House Broke Hall Park, Nacton, Ipswich

Shannon House

Broke Hall Park, Nacton,
Ipswich, IP10 0ET

A beautifully presented property set in the peaceful and historic Broke Hall Park enjoying far reaching views towards the River Orwell.

River Orwell & foreshore 5 minutes walk,
A14/A12 2 miles, Ipswich 5.7 miles (London
Liverpool Street station about 65 mins),
Manningtree 13 miles

Living room/dining room | Kitchen/breakfast room
Study area | 2 Spacious bedrooms
1 En-suite bathroom | Family bathroom | WC

Formal courtyard garden | Garage | Parking space

The property

Shannon House is a beautifully presented property offering light and airy accommodation which has recently been completely renovated by the current owners to offer beautifully presented accommodation to an extremely high standard, incorporating the finest fixtures and fittings.

The property is entered into an impressive entrance hall with Manhattan blue honed stone flooring and leads to two well-proportioned bedrooms and family bathroom. The double aspect master suite with American walnut flooring has a luxury en-suite bathroom. The second bedroom is fitted with English light oak flooring and incorporates a walk-in wardrobe. Both bedrooms benefit from bespoke built-in storage. The family bathroom comprises floor to ceiling polished marble and includes a walk in shower.

First floor accommodation enjoys far reaching river and parkland views through striking sash windows and is accessed via the contemporary oak staircase to the landing with an elegantly finished workstation made from solid English "Pippy" Oak and a separate WC. The imposing living room with Walnut flooring, hand crafted fitted alcove units and carefully designed cornicing and an architectural ceiling all taken from moulds of traditional designs in old English houses. The spacious bespoke fitted kitchen/breakfast room with oak lined main units with a hand painted finish and a solid oak island all topped with black granite work surface. The units incorporate many built in appliances and extensive storage space.



Outside

The property is approached via a quarter mile long driveway with mature lime trees and stunning views towards the River Orwell. The driveway heads toward Broke Hall and veers to the left to the parking area for Shannon House.

The front of the property is accessed through an iron gate to a central pathway leading to the front door. There is a beautifully designed formal courtyard garden with a seating area, which is enclosed by a brick wall to allow for privacy.

Location

Shannon House is situated in the peaceful setting of Broke Hall Park within a 45 acre deer park, resting on the banks of the River Orwell, opposite Pin Mill.

Broke Hall itself is a magnificent red brick Georgian mansion which was the ancestral home of the Broke family including Admiral Phillip Broke, who commanded the ship after which Shannon House is named. He was honoured for saving the reputation of the Royal Navy with his famous victory, off Boston Harbour in 1813, when

his ship, HMS Shannon, defeated and captured the frigate USS Chesapeake during the War of American Independence.

From the grounds there is access to the foreshore and to a riverside path, which leads to the neighbouring village of Levington. The Levington marina provides excellent sailing and water sport opportunities. In nearby Nacton Village the outstanding private school, Orwell Park, is within a half mile of the property. There

is also a primary school and village shop. The county town of Ipswich provides a full range of shopping and commercial facilities and lies just 3 miles away and also provides a mainline rail service to London Liverpool St, taking approximately 65 minutes.

The A14 is just 2 miles away and provides links to the east coast ports, Cambridge and the Midlands, as well as to London and the country's main road network (via the A11).



General

Services: Mains Electricity and water, shared septic tank drainage.

Services Charge: There are annual charges for the parkland driveway maintenance and water supply charge of circa £500, also for Hall and Orangery environment and draining services of £300.

Audio Visual: Shannon House has the infrastructure to facilitate a fully wired audio visual multi-room network. The in-ceiling Amina speakers are in the Living Room and Kitchen and are completely invisible providing superb sound reproduction. The sound drivers are in the fitted unit in the lounge. The installed cables are top quality and form a network to most rooms. The diagrams and a reference documents are available.

Local Authority: Suffolk Coastal District Council.

EPC Rating E.

Directions

From Nacton interchange on the A14, proceed in a south-easterly direction toward to the village of Nacton. After a left hand bend, take the next turning right signed Broke Hall. Proceed past the parish church and Orwell Park School. At the end of this lane proceed through the brick pillared gates into Broke Hall Park. Continue down the main avenue driveway towards the Hall and turn left, take the first right where parking can be found for Shannon House.

Ipswich

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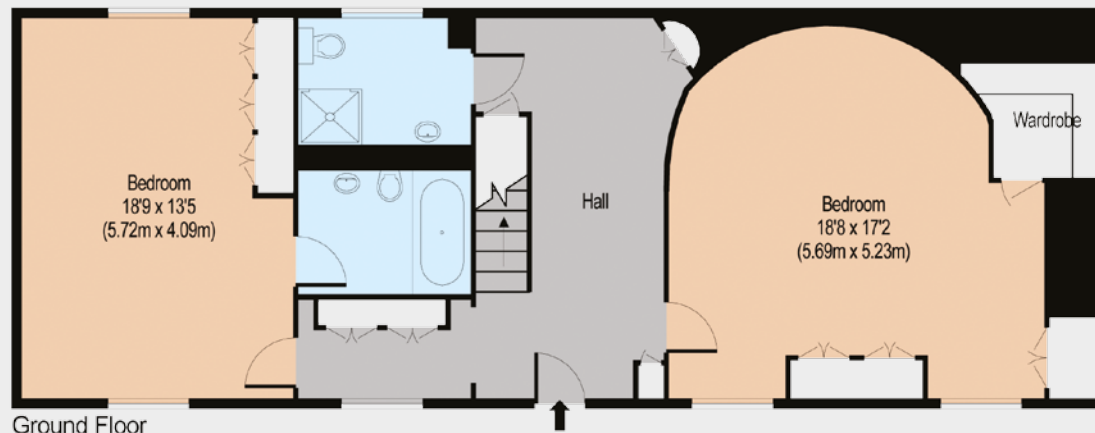
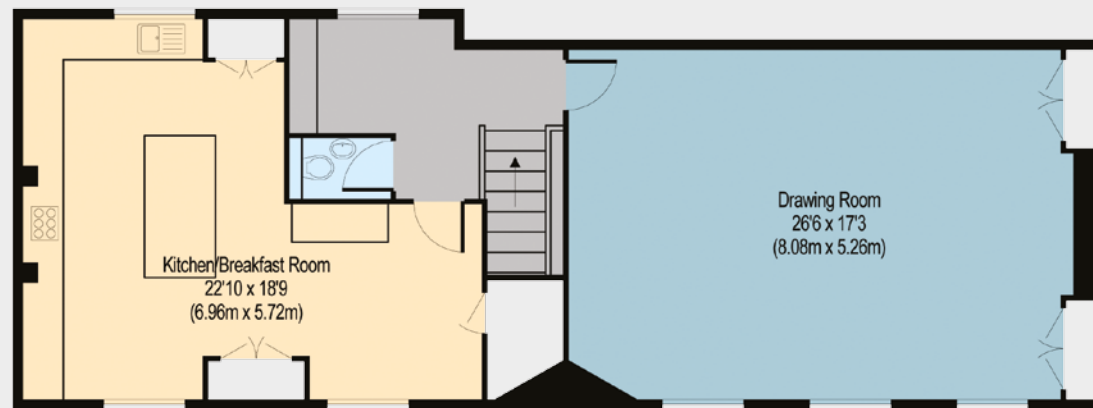
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50 offices across England and Scotland,
including 10 offices in Central London

Shannon House, Nacton

Approx. Gross Internal Floor Area - 1948 Sq ft / 181 Sq M

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