



Dove House

Ash Street, Semer, Ipswich, Suffolk

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

An exquisite period farmhouse, with annexe and extensive ancillary accommodation currently used as holiday cottages.

An wonderfully situated Grade II listed farmhouse with extensive equestrian facilities, ideal for multi-generational living, located in a spectacular position overlooking the Brett Valley, between the popular village of Bildeston and the buzzing town of Hadleigh.



**4-10
RECEPTION
ROOMS**



**5-9
BEDROOMS**



**4-10
BATHROOMS**



**NUMEROUS
OUT-
BUILDINGS**



22 ACRES



FREEHOLD



RURAL



13,565 SQ FT



**GUIDE PRICE
£2,000,000**



The property

Dove House is an extraordinary Grade II listed farmhouse positioned in a picturesque setting overlooking the Brett valley. Formerly known as Bridge Farm, Dove House is believed to be within the curtilage of an early Dove Cote. It was recorded as Dove House in the census of 1834. Dating from the 16th Century it has splendid period features, including chamfered beams, wall timbers and oak mullioned windows. The house was extensively renovated in the 1990's and offers the ideal opportunity for multi-generational living or considerable scope for those wanting to earn an income from holiday lets, whilst also meeting the needs of those wanting an equestrian lifestyle,

Internally, the main house radiates from a welcoming entrance hall, offering spacious and well-proportioned rooms of some elegance. On the ground floor are four principal reception rooms together with a charming kitchen/breakfast room with inglenook fireplace and inset AGA, a separate utility and boot room, along with a cloakroom. On the first floor are five bedrooms,

one en suite, and a family bathroom. Of particular note, the property enjoys exquisite views of the gardens, grounds and undulating countryside from every aspect.

The annexe

The annexe is accessed through the library/party room of the main house, and consists of a bedroom with en suite, a kitchen and a sitting room. There is also a shower room and access to the pool and courtyard.

Location

Dove House is situated on the edge of the hamlet of Ash Street which is conveniently located to the west of Ipswich. Nearby Bildeston has a village shop, post office and renowned public house. The former market town of Hadleigh, which was also a Viking Royal Town, is approx. 3 miles away and has excellent amenities, including a supermarket and medical centre. The county towns of Ipswich and Colchester are within easy reach and both have a wider range of facilities, as well as mainline rail service to London Liverpool Street, taking approx. 65 and 51 minutes respectively.





Stable Cottage

Designed as separate accommodation (which could in turn be reconnected to the main house via the annexe), Stable Cottage benefits from 4 bedrooms, a light and airy open-plan kitchen/breakfast room leading to a splendid sitting room and two contemporary bathrooms. All of the accommodation is accessible at ground floor level.



The Old Barn

With almost 2,500 sq ft of accommodation arranged over two floors, the Old Barn is a fabulous property offering a wonderful feeling of space. Comprising four bedrooms and two bathrooms to the first floor, a central galleried landing above an impressive dining hall, a drawing room providing comfortable reception space, and a large kitchen with room for informal dining, and a utility completing the internal space.



Both properties which are currently used as holiday lets have the benefit of their own dedicated outside areas, as well as direct access to the heated pool found within a central courtyard. Together with the main house, all three properties have the potential to create a wonderful opportunity for multi-generational living.

Outside

The property is approached via a single track 'quiet lane'. It is set behind a charming walled garden approached via gates over a sweeping gravelled driveway that splits to wind past the picturesque gardens to the main house, or on to the outbuildings; cleverly separating the two whilst also providing a fabulous sense of arrival. Estate fencing surrounds the formal lawns immediately to the front of the house, with a foot gate opening to the gardens interspersed with a variety of mature trees, shrubs and hedging, as well as a delightful pergola.

Beyond, is a landscape of post and rail grazing that extends to 22 acres and borders the River Brett to the south with riparian rights, offering splendid countryside views. To the east of the house is a lake with an island in the centre, stocked with coarse fish. An extensive range of buildings from garaging to stores allow for a variety of uses; this includes the main stable block with 8 loose boxes as well as a framed barn housing another 5 loose boxes.



Distances

- Hadleigh 3 miles
- Ipswich 12 miles
- Colchester 17.7 miles
- Newmarket 32 miles

Nearby Stations

- Ipswich
- Manningtree
- Colchester

Key Locations

- Hadleigh Market Town
- Dedham Vale
- Historic Lavenham

Nearby Schools

- Ipswich School
- Hadleigh High School
- Kersey Primary School
- Old Buckenham Hall









