



Dove House, Semer, Ipswich, Suffolk

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# Dove House

## Ash Street, Semer, Suffolk IP7 6QZ

An exquisite Grade II listed farmhouse with annexe, two holiday cottages and equestrian facilities set in stunning gardens and grounds overlooking the Brett Valley.

Hadleigh 3 miles, Ipswich 12 miles, Colchester 17.7 miles town, Newmarket 32 miles

Reception hall | Boot room | Cloakroom  
Kitchen/breakfast room | Dining room | Lobby  
Drawing room | Study | Library/party room  
5 Bedrooms | Family bathroom

Annexe; Bedroom with en suite | Kitchen  
Sitting room

The Cottage: 4 Bedrooms | 2 Bathrooms  
Sitting room | Kitchen/breakfast room

The Old Barn: 4 Bedrooms | 2 Bathrooms  
Sitting room | Dining room | Kitchen | Utility

Numerous outbuildings including extensive stabling, stores garaging and barn

In all about 22 acres.

### The property

Dove House is an extraordinary Grade II listed farmhouse positioned in a picturesque village setting overlooking the Brett Valley. Dating from the 16th Century with splendid, period features including chamfered beams, wall timbers and oak mullioned windows, the property has also been extended over time seamlessly blending the different periods. This fine home offers the ideal opportunity for multi-generational living whilst also meeting the needs of those wanting

the equestrian lifestyle and wanting to earn an income from the holiday lets.

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 with 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 adjoins the main house and is accessed through the library/party room which has a shower room and access to the pool. It consists of a bedroom with en suite, a kitchen, a dining/sitting room as well as a boiler room.

### Stable Cottage & The Old Barn

Two holiday cottages are set away from the main house and, our clients inform us, provide an income stream; each with 4 bedrooms or alternatively together as 8 bedroom accommodation totalling over 3,800 sq ft. Both properties are beautifully-presented and together they form a courtyard around the heated swimming pool as well as separate outdoor space.

### General

**Local Authority:** Babergh District Council  
**Services:** Oil-fired central heating. The vendor has confirmed that the private drainage is compliant. All other main services are connected.

**Council Tax:** Band G

**Tenure:** Freehold

**Guide Price:** £2,150,000













## Outside

The property is set behind a charming walled garden approached via gates and a sweeping gravelled driveway that winds past the picturesque gardens and round via the lake overlooking the grazing pasture beyond, giving a real sense of arrival. Estate fencing surrounds the formal lawns immediately to the front of the house, with a foot gate opening to the gardens with a variety of mature trees, shrubs and hedges as well as a delightful pergola and aviary filling the air with the sound of bird song.

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 and stocked with coarse fish.

There is an extensive range of buildings from garaging to stores allowing for a variety of agricultural or equestrian uses. That includes the main stable block with eight loose boxes as well as a framed barn housing another 5 loose boxes and hard standing.

## Location

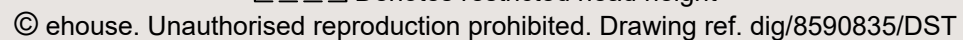
Dove House is situated along Ash Street in the picturesque Brett Valley which is conveniently located to the west of Ipswich. Nearby Bildeston has a village shop and a renowned public house and Hadleigh is approximately 3 miles away and has excellent amenities including a supermarket and a medical centre. 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 approximately 65 and 51 minutes respectively.

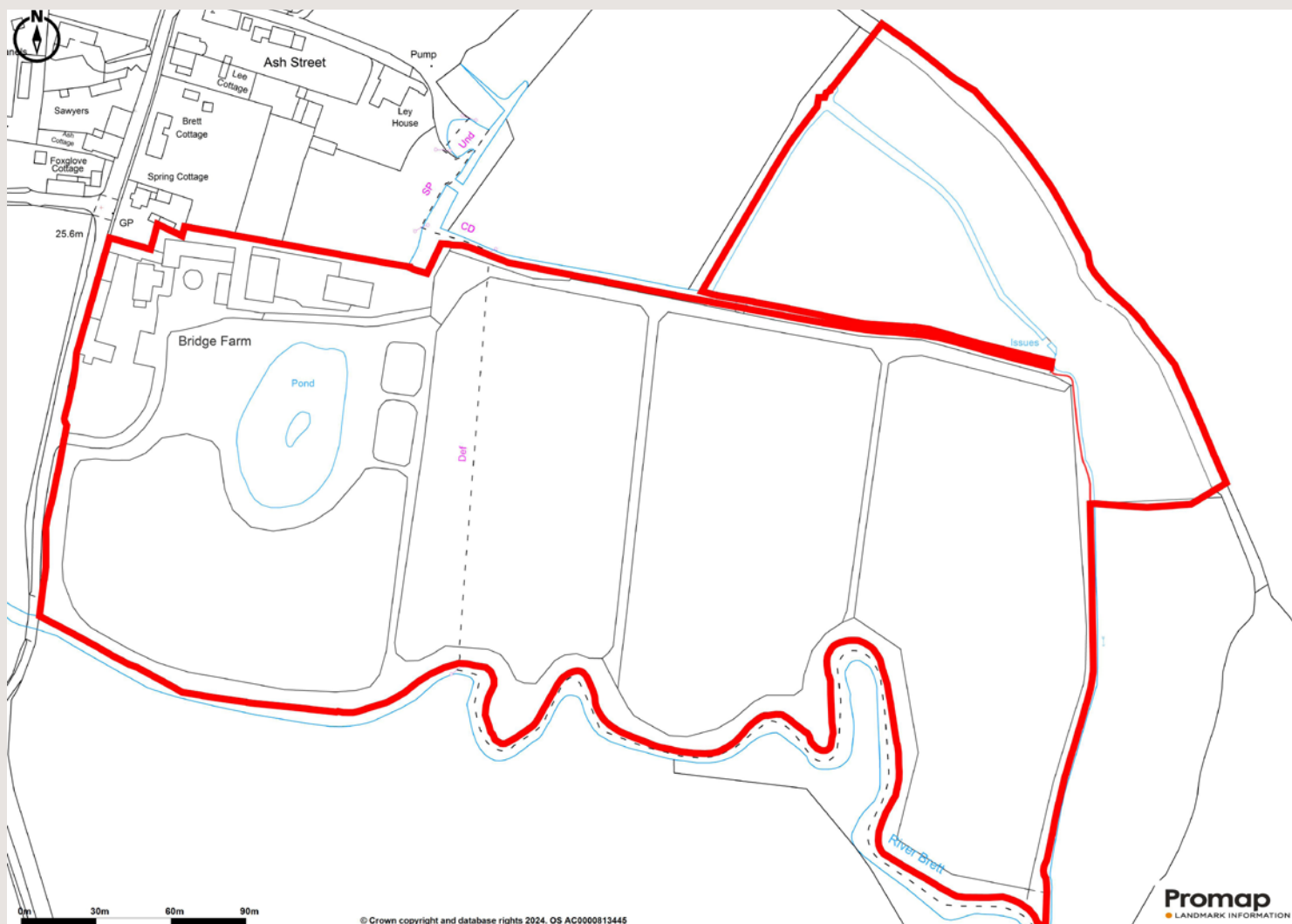












## Suffolk

The Stables, Wherstead Park

**01473 220433**

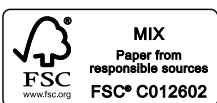
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