



The Old Stables

Bawdsey, Suffolk

A stunning family home close to the River Deben, with open countryside views, positioned in an impressive, quiet setting.

Beautifully converted by the current owners, The Old Stables is a stunning, substantial family home set within tranquil gardens and grounds in a wonderful setting at the estuary of the River Deben, offering direct access to and views of the river.



4 RECEPTION ROOMS



5 BEDROOMS



4 BATHROOMS



CART LODGE & AMPLE PARKING



1.3 ACRES



FREEHOLD



RIVERSIDE VILLAGE



4,332 SQ FT - 6,199 SQ FT



GUIDE PRICE £1,175,000



The property

Positioned in the village of Bawdsey and in Area of Outstanding Natural Beauty, and falling within the curtilage of the Grade II listed park and gardens of Bawdsey Manor Estate, The Old Stables is a stunning converted family home offering light-filled, flexible accommodation arranged over two floors. With a wealth of period features such as vaulted ceilings and beautifully exposed beams and brickwork, the property is ecologically friendly benefiting from double glazing, underfloor heating, air source heat pumps, and solar panels.

The ground floor accommodation is accessed via the welcoming reception hall, flowing seamlessly through to the main living accommodation. A double aspect sitting room featuring a delightful wood-burning stove, and exposed brickwork to provide a cosy atmosphere leads through to a light-filled hallway with glazed sliding doors, in turn leading through to a study. The double height, triple-aspect kitchen/breakfast room is beautifully proportioned with a magnificent vaulted ceiling, an impressive window

acting as the main focal point filling the room with natural light and room enough for socialising and dining alike. Boasting ample storage, an Everhot cooker, walk-in pantry, and separate utility room, the space is the true heart of the home. Beyond the kitchen is the garden room, filled with light owing to a partially glazed ceiling and two sets of glazed bi-fold doors that lead onto a generous deck and the southwest-facing courtyard garden. A double aspect wood burning stove sits centrally dividing the room into distinct areas. A glazed sliding door leads through to the downstairs bedroom, which is currently used as a study. With large windows and glazed French doors offering delightful views towards the River Deben, the room benefits from bespoke cabinetry, an en-suite shower room and stairs leading to a mezzanine, further highlighting the versatility of the space.

To the first floor are four well-proportioned double bedrooms and a family bathroom. The principal bedroom is spacious in size and comprises a walk-in wardrobe, sitting area and a beautifully finished en-suite bathroom.





Outside

Approached over a tree-lined private road, the driveway sweeps around the property to the main courtyard, parking area and five-bay cart lodge. The area provides ample parking for a number of vehicles, boat storage and also provides useful workshop space, whilst also allowing for scope to be converted into further living accommodation, subject to the necessary consents. Another range of unconverted stables about the ground floor bedroom; whilst currently used as excellent storage, they also offer further potential for conversion subject to planning, either as ancillary accommodation or further increasing the internal footprint of the main house. The house forms a courtyard area which is primarily laid to lawn with a raised decking area, creating a sheltered space ideal for entertaining or dining al fresco. The remainder of the gardens lie to the north-west of the house and provide further space for relaxing or play; mainly laid to grass, there is a substantial pond, all interspersed with mature trees and offering exceptional views over neighbouring countryside towards the River Deben.



Location

Formerly having been the stables associated to the Manor House for the Bawdsey Manor Estate, The Old Stables is situated in an enviable position along a private road, enjoying outstanding views towards the River Deben. It is understood that the property benefits from informal pedestrian access over manor grounds to the beach, and also has easy access to the River Deben. The property is close to Bawdsey Quay with its ferry boat service through the summer to Felixstowe Ferry. The Bawdsey Haven Yacht Club is based on the quay, providing a range of activities for the sailing enthusiast. Within 5 miles is the excellent riverside pub, The Ramsholt Arms. Bawdsey itself has a well-respected primary school.

Woodbridge is about 11 miles from Bawdsey and offers a variety of shops, restaurants and public houses. There is also a theatre, swimming pool and excellent schools in both the private and state sector, including Farlingaye High School and Woodbridge School. From Woodbridge, there are trains to London's Liverpool Street station via Ipswich station, with the nearby A12 providing further communication links.

Distances

- Melton 10 miles
- Woodbridge 11 miles
- Ipswich 20 miles

Nearby Stations

- Melton
- Woodbridge

Key Locations

- Bawdsey Haven Yacht Club
- Ramsholt Arms
- Village shop and pub in Alderton
- Woodbridge

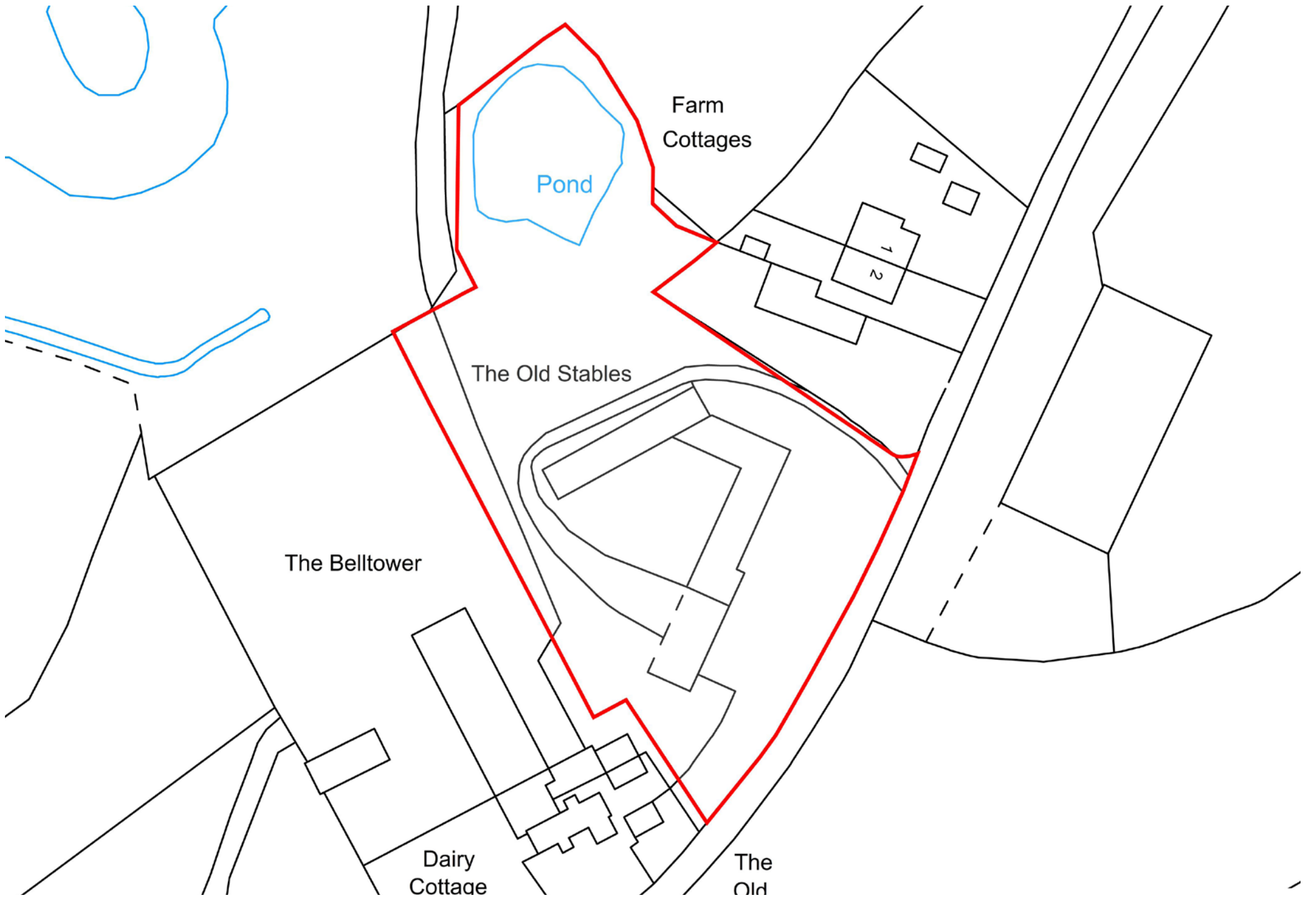
Nearby Schools

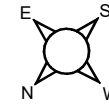
- Farlingaye High School
- Woodbridge Primary School
- Woodbridge School
- Bawdsey Primary School











The position & size of doors, windows, appliances and other features are approximate only.

Denotes restricted head height

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Floorplans

Main House internal area 4,332 sq ft (403 sq m)

Outbuildings internal area 804 sq ft (75 sq m)

Cart Lodge internal area 1,063 sq ft (99 sq m)

Total internal area 6,199 sq ft (576 sq m)

For identification purposes only.

Directions

IP12 3BH

what3words: ///legal.dream.obligated

General

Local Authority: East Suffolk District Council

Services: Mains electricity services. Private water supply and private drainage, which we understand does comply with current regulations. Air source heat pumps and underfloor heating (wet system). Solar panels.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F

EPC Rating: B

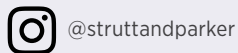
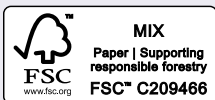
Suffolk

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