



# Cherry Tree Farm

Great Bealings, Woodbridge, Suffolk










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& PARKER**

BNP PARIBAS GROUP



# A period farmhouse with two annexes, farm buildings and rolling countryside, in a rural setting.

Charming family home with outbuildings and secondary accommodation, set within tranquil gardens and grounds, in a secluded position on the outskirts of Woodbridge.

 <b>3 RECEPTION ROOMS</b>	 <b>5 BEDROOMS</b>	 <b>2 BATHROOMS</b>
 <b>2 ANNEXES STABLES &amp; BARNs</b>	 <b>ABOUT 4.62 ACRES</b>	 <b>FREEHOLD</b>
 <b>RURAL/ VILLAGE</b>	 <b>2,646 SQ FT 15,732 SQ FT</b>	 <b>OIEO £850,000</b>



## The property

Positioned on the outskirts of the picturesque village of Great Bealings, Cherry Tree Farm features a handsome red brick farmhouse that provides over 2,600 sq ft of light-filled accommodation arranged over two floors. The property features plenty of original details and benefits from substantial barns and storage, as well as two annexes.

Configured to provide an ideal space for family and entertaining, the ground floor accommodation is accessed via the welcoming reception hall which comprises three comfortable reception rooms, including the well-presented sitting room, which features wooden flooring, and a fireplace fitted with a woodburning stove. The drawing room offers further space in which to relax or entertain, with its terracotta floor tiles, timber beam overhead and open fireplace, whilst a useful study can be found, ideal for home working. Additionally on the ground, is the well-proportioned kitchen/breakfast room with painted farmhouse-style units to base and wall level, brick flooring, a brick-built fireplace, as well as space for

a dining table. The adjoining utility room has further storage space, whilst a cloakroom completes the accommodation.

Two staircases lead to the first floor accommodation, where there are three double bedrooms, including a generous principal bedroom with an en suite shower room, and a family bathroom with a bathtub and a separate shower unit. The other two bedrooms are similarly proportioned and positioned to the second floor.

## Annexes

The two annexes provide modern additional accommodation for lodgers or family members and subject to planning, they would offer comfortable holiday accommodation. Both feature open-plan reception rooms and kitchens with modern fittings, all the necessary appliances and space for both a dining table and seating area. Each annexe has one double bedroom on the ground floor together with a bath or shower room, and a further bedroom to the first floor.









## Outside

The property is situated more than a quarter of a mile from the road, in a secluded setting along a singletrack lane and surrounded by rolling fields. There is plenty of parking space on the gravel driveway in front of the house, as well as access for vehicles to the annexes and other outbuildings, which include barns and more than 3,000 sq ft of animal stores.

The gardens surrounding the farmhouse have rolling lawns, meadows and orchards, while beyond the gardens there is further woodland, which is ideal for those wanting a larger plot.

## Distances

- Woodbridge 3.4 miles
- Kesgrave 3.6 miles
- Ipswich 7.4 miles
- Felixstowe 14.1 miles

## Nearby Stations

- Woodbridge - branch line
- Ipswich - mainline

## Key Locations

- Framlingham Castle
- Easton Farm Park
- Sutton Hoo

## Nearby Schools

- Framlingham College
- Woodbridge School





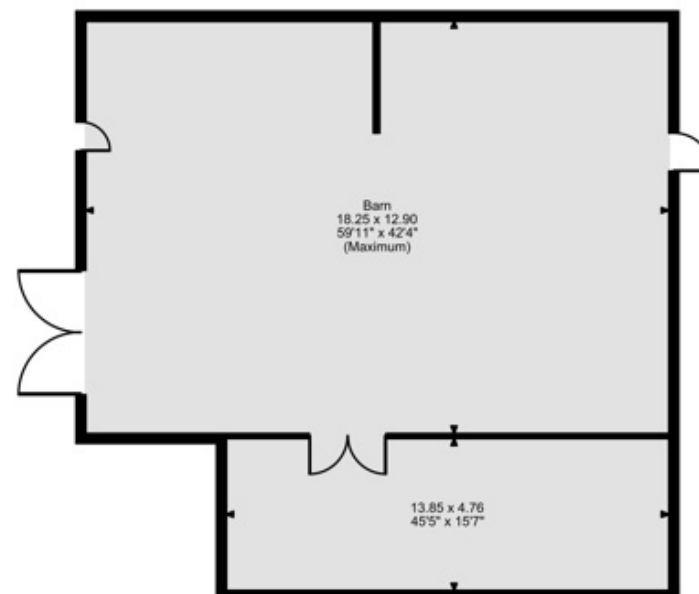
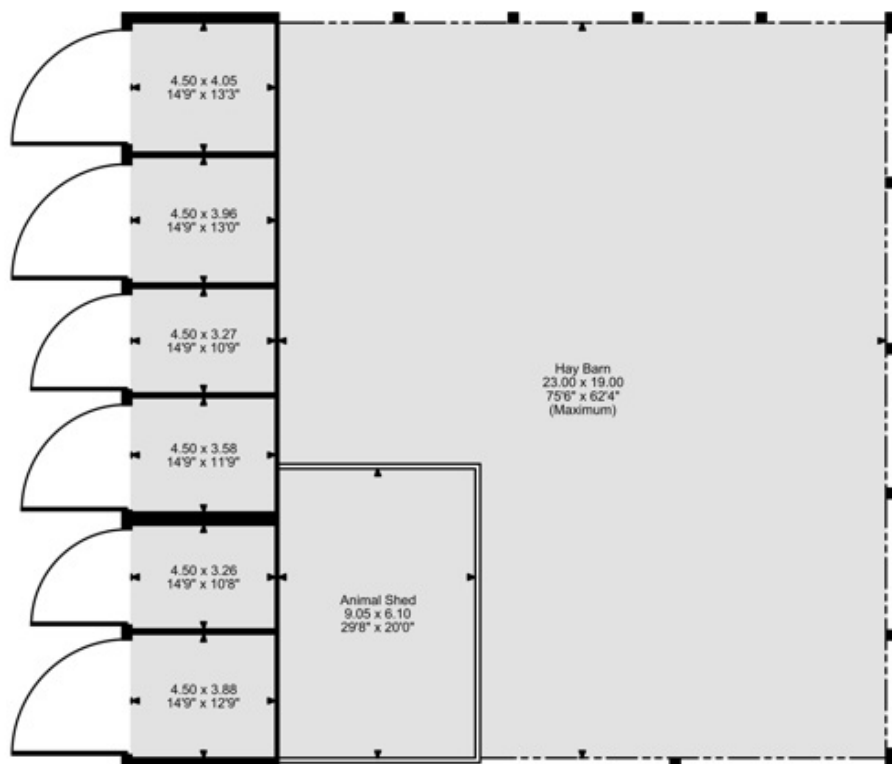
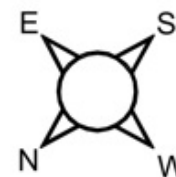


## Location

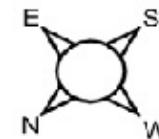
The property is set in a rural position near the small villages of Great Bealings and Little Bealings, yet in a well-connected area between Kesgrave and Woodbridge. Little Bealings has a parish church, a village hall and an outstanding-rated primary school.

There are further local amenities, including shops and supermarkets, in Kesgrave and Woodbridge; and in particular the property is well placed for golf courses, spa and leisure clubs, as well as country and coastal walks. Ipswich town centre is just six miles away, providing a superb choice of shops, restaurants, cafés and bars. The area is well connected by road, with the A12 just a mile away, providing access towards the M25, while Ipswich mainline station provides regular services to London Liverpool Street (1 hour 14 minutes).









## Floorplans

Main House internal area 2,646 sq ft (246 sq m)

Hay Barn internal area 4,080 sq ft (379 sq m)

Animal Sheds and Storage internal area 3,036 sq ft (282 sq m)

Annexe internal area 1,267 sq ft (118 sq m)

Barns and Pig Barn internal area 4,703 sq ft (437 sq m)

Total internal area 15,732 sq ft (1,462 sq m)

For identification purposes only.

## Directions

IP13 6NS

**what3words:** ///blurred.silver.ideals - brings you to the driveway

## General

**Local Authority:** East Suffolk Council

**Services:** Mains electricity connected. Private well water. Private drainage which we understand complies with the current regulations.

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

**Council Tax:** Band G

**EPC Rating:** TBC

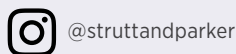
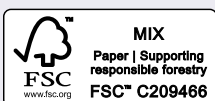
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## Suffolk

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