

A photograph of a traditional English cottage with a thick thatched roof and a large brick chimney. The house has white walls and several windows with green frames. A red-tiled roof is visible on an adjacent part of the property. The foreground features a well-maintained garden with various plants, a wooden birdhouse, and a stone wall.

White Rose House, Lindsey
Suffolk

Strutt
& Parker

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3,976 sq ft (369 sq m) | Freehold
Grade II listed period home | 5 bedrooms
Fabulous entertaining space
Secluded rural position | 0.8 acres

Guide price £1,250,000

A charming Grade II listed thatched period home, set within beautiful, landscaped gardens and grounds in rural Suffolk.

White Rose House is an impressive Grade II listed part-thatched period property offering nearly 4,000 sq ft of versatile accommodation arranged over two floors. Featuring impressive exposed timber beams, inglenook fireplaces and vaulted ceilings, alongside a range of original architectural details, the property was formerly the White Rose Inn.

The spacious ground floor is well suited to both family life and entertaining. A dining room and dual-aspect drawing room, each with a fireplace and wood-burning stove, lead through to the kitchen and breakfast room, which has traditional cabinetry and an adjoining utility room. To the rear, the 44ft family and entertaining room provides an impressive vaulted reception space. Two ground-floor bedrooms with en suite facilities, together with a dedicated office and smaller study, offer considerable flexibility for guests, home working or multi-generational living.

On the first floor, the principal bedroom suite has built-in storage and a private en suite bathroom. Two further well-proportioned bedrooms are served by a large family bathroom, with the rooms enjoying views across the surrounding grounds and featuring exposed timber-framed walls and ceilings.

The property is approached via a gravel driveway providing parking for several vehicles and is set within established landscaped grounds of 0.8 acres. The gardens include stone-flagged terraces for secluded al fresco relaxing or dining, and lawns bordered by mature trees and established planting. A collection of outbuildings, including two workshops and substantial storage rooms, provides useful additional space for hobbies and storage. The property occupies a rural position with far-reaching views across the surrounding Suffolk countryside.



Location

White Rose House is located in the rural village of Lindsey, surrounded by the attractive countryside of south Suffolk. The nearby market town of Hadleigh provides a good range of everyday amenities including independent shops, cafés, restaurants, pubs, a supermarket, medical facilities and schools. The historic village of Lavenham lies close by, renowned for its medieval architecture and boutique shopping, while the larger county town of Ipswich offers extensive retail, leisure and cultural facilities.

The area benefits from a strong choice of schools, including Ipswich School, Ipswich High School, St Joseph's College and the Royal Hospital School, with further prestigious options in the wider region. Selective grammar schools in Colchester, such as Colchester Royal Grammar School and Colchester County High School for Girls, are also within commuting distance.

Road connections provide access to Ipswich, Sudbury, Colchester and the A12, while rail services from Ipswich offer fast links to London Liverpool Street, Cambridge and Norwich, ensuring excellent regional and national connectivity.

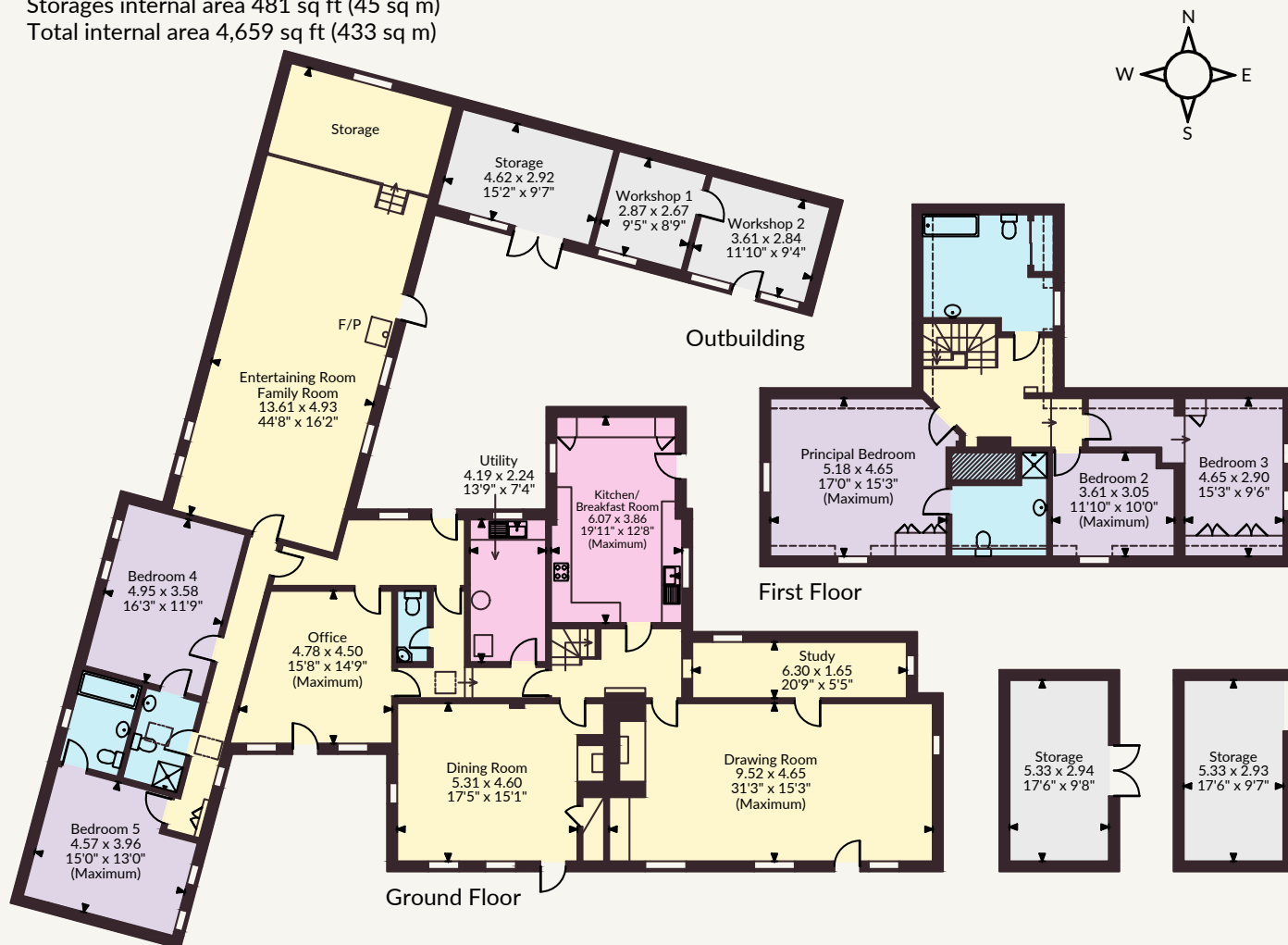
Postcode region: IP7

General

Local Authority: Babergh District Council
Services: Water and electricity mains services are connected. Gas cylinder to source the cooker. Oil-fired central heating. We understand that the private drainage complies with the current regulations.
Council Tax: Band G
EPC Rating: F
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



White Rose House Lindsey, Ipswich
 Main House internal area 3,976 sq ft (369 sq m)
 Workshops internal area 202 sq ft (19 sq m)
 Storages internal area 481 sq ft (45 sq m)
 Total internal area 4,659 sq ft (433 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□□□ Denotes restricted head height

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Suffolk

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