



Landguard House, Stonham Aspal, Suffolk

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BNP PARIBAS GROUP

# Landguard House, The Street, Stonham Aspal, Stowmarket, Suffolk, IP14 6AQ

A handsome, Grade II Listed village country house offering substantial accommodation, a versatile outbuilding and beautifully landscaped gardens and grounds.

Stonham Barns 0.8 mile, Debenham 4.8 miles, Stowmarket (trains to London Liverpool Street in 80mins), 6.9 miles, Framlingham 10.7 miles, Ipswich 12 miles, Woodbridge 13.3 miles

Entrance Hall | Office/Library | Drawing room  
Sitting room | Dining room | Conservatory  
Kitchen | Family/breakfast room | Utility | Boot room | Cloakroom | Principal bedroom with en suite shower room & dressing room | 4 Further bedrooms, 1 en suite shower room & dressing room | Family bathroom | Craft room | Attic with potential | Outbuilding with games room, entertainment room, gym, store and potting shed | Garage  
Stunning landscaped gardens & grounds | In all about 2 acres

## The property

Believed to date to the 16th Century and showcasing exceptional period charm throughout, Landguard House offers an immaculately presented, elegant living environment, with versatile, well-proportioned accommodation arranged over three floors. Providing an exquisite home perfectly suited to both entertaining and modern family lifestyles, the property is set back from the road in the heart of the village, with stunning gardens offering far-reaching countryside views.

Five refined reception areas on the ground floor provide comfortable, flexible spaces in which to relax; the welcoming office/library; a formal dining room offering the ideal setting to host family and friends; the sitting room with wood burner offering a cosier environment in which to unwind; and an impressive drawing room having direct access into the light-filled conservatory with picturesque garden views. With contemporary cabinetry and a stylish bespoke design to complement the property's vintage, the kitchen offers a sociable heart to this home, centred around an Aga stove, with an island unit and open apertures to the adjoining breakfast/family room. Just beyond, is a practical boot room and a good sized utility room with cloakroom beside.

Two staircases rise to the first floor where elevated views over the gardens can be appreciated, and rooms comprise four bedrooms and a modern family bathroom. The principal bedroom offers a luxurious retreat, with decorative fireplace, spacious dressing area, a free-standing bathtub and en suite shower room, whilst the second bedroom has comparable en suite facilities. A further stairway gives access to the top of the house where an additional bedroom and study area are situated. A large attic space currently provides ample internal storage but also offers potential for the addition of a further bathroom.



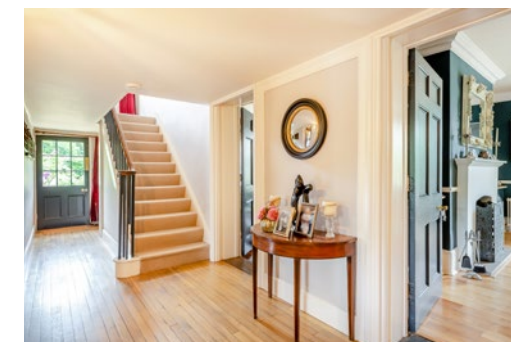
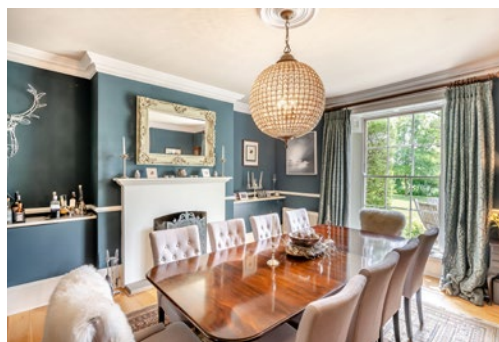


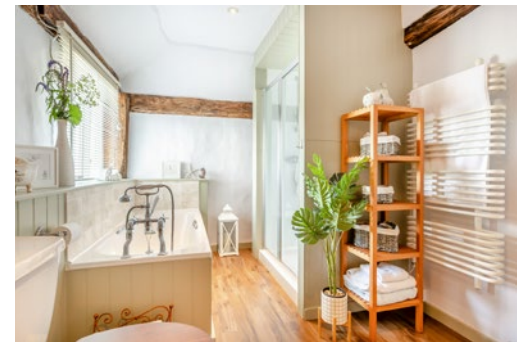
## Location

The property sits in the heart of the village of Stonham Aspal, in Mid-Suffolk. Positioned well for communication links via the A1120 and the A140 Ipswich/Norwich trunk routes. The village offers a range of day-to-day amenities including a food outlet, popular primary school and leisure and retail facility with fishing lakes, crazy golf, beauty salon, clothes shops and restaurants.

The nearby larger village of Debenham benefits from a thriving local High Street with numerous independent shops including a butchers, supermarket, Post Office, pharmacy, GP surgery, vets, pub, cafés and a leisure centre. More extensive amenities are available in Stowmarket and Ipswich. Recreational facilities in the wider area include sailing and fishing on the estuaries of the Deben, Orwell and Alde together with golf courses at Ufford, Ipswich and Aldeburgh. Excellent schooling in the vicinity includes Framlingham College, Woodbridge School Prep, Ipswich School and Ipswich High School. The Heritage Coast is within easy reach with the popular coastal towns of Southwold, Aldeburgh, Thorpeness and Orford.

Communications links are excellent: the nearby A14 offers easy access to the A12, and wider motorway network, Ipswich and the Suffolk Heritage Coast, with regular mainline train services running from Stowmarket to London Liverpool Street.



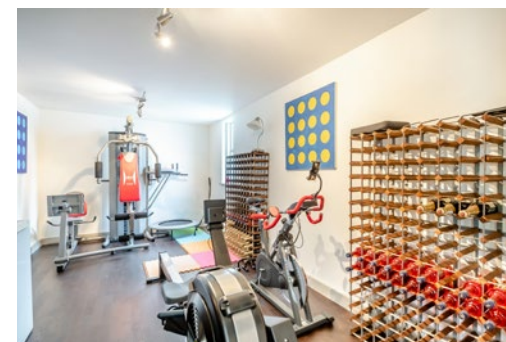


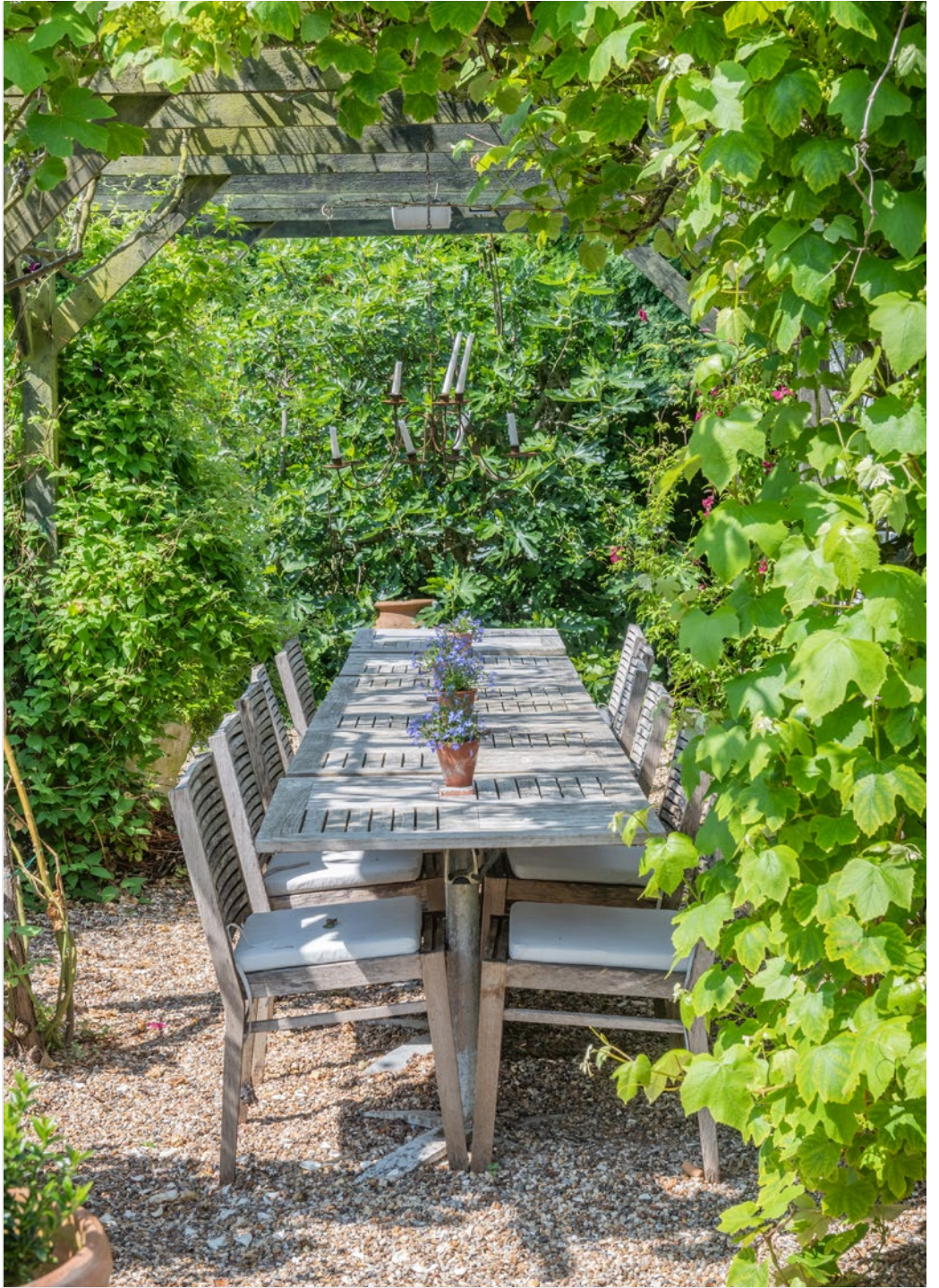
## Outside

Wrought-iron gates set in pillars, mark the entrance to the property with a large sweeping, gravelled driveway offering ample parking and turning for a number of vehicles and also leads to the garaging.

The garden and grounds at Landguard House are particularly noteworthy, being beautifully designed and planted with an attractive selection of shrubs and perennial plants. Features include a formal water feature, low and high level, manicured hedging, deep colourful borders, expanses of lawn and low brick walls which edge terracing. Majestic mature trees and specimen trees interspersed within the grassed areas create dappled shade and post-and-wire-rail fencing at the boundary afford an uninterrupted outlook and a sense of a borrowed landscape.

To the rear of the property is a versatile outbuilding offering a myriad of uses. Currently used as a cinema/entertainment room with snooker room beside, gym, store and potting shed, the outbuilding makes an ideal area for entertaining but could also offer potential for conversion subject to the necessary consents. An area of terrace adjacent makes an ideal outdoor kitchen area with idyllic area for al fresco dining.





## Floorplans

House internal area 5,476 sq ft (509 sq m)

Garage internal area 219 sq ft (20 sq m)

Outbuildings internal area 1,205 sq ft (112 sq m)

Total internal area 6,900 sq ft (641 sq m)

For identification purposes only.



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

□□□□ Denotes restricted head height

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## Directions

From the Strutt and Parker Suffolk office, head on to the A14 northward bound and follow this road for 9.6 miles. Use the left lane to take the A140 ramp to Diss/Norwich/B1078, then at Beacon Hill Interchange take the 3rd exit on to A140. After 3.4 miles turn right on to Stowmarket Road/A1120. Follow this road for 1.3 miles then turn left. The property will be on the right.

## General

**Local Authority:** Mid Suffolk District Council

**Services:** Oil-fired central heating. Mains drainage, water and electricity. Openreach fibre 900 mb/sec.

**Council Tax:** Band G

**Tenure:** Freehold


**Guide Price:** £1,550,000

## Suffolk

The Stables, Wherstead Park, Ipswich, Suffolk IP9 2BJ

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