



Old Coach House, Sutton, Woodbridge, Suffolk

Old Coach House Wood Hall Drive, Sutton, Woodbridge, Suffolk, IP12 3EG

A delightful Grade II Listed Coach House, with an attached annexe, set in the beautiful grounds of Woodhall Manor.

Woodbridge town centre 5.3 miles, A12 5.4 miles, Ipswich 13 miles, Ipswich mainline station 15.5 miles

Entrance hall | Sitting room | Music room | Kitchen/breakfast room | 4 Bedrooms | 2 Bathrooms | Annexe with reception room, dining area, kitchen, 2 bedrooms, cloakroom & bathroom | Garage | Carport | Workshop | Wood store | Driveway parking | Beautiful gardens Views over pond and countryside beyond

The property

Old Coach House is a charming Grade II Listed property, with a self-contained annexe, set in the beautiful grounds of Woodhall Manor in the heart of the Suffolk Coast and Heaths Area of Outstanding Natural Beauty. The property, thought to date from the 18th century, or possibly earlier, features spacious reception rooms with plenty of period character, while the annexe include comfortable living space and the clever use of the old horse stalls in the design.

There are two main reception rooms on the ground floor of the house. Both are generously proportioned, with the sitting room measuring 30ft and the music room 28ft. Both rooms have windows to the front and rear, welcoming plenty of natural light, as well as impressive open fireplaces and timber beams overhead. The kitchen/breakfast room provides plenty of storage space and room for all of the necessary appliances, and overlooking the gardens

and neighbouring pond. Upstairs there are four double bedrooms, including the well-proportioned principal bedroom, which has its own wash basin and small dressing room. The first floor also has the family bathroom, while there is a further bathroom to the ground floor.

The annexe provides splendid further accommodation for guests or family members, and could be used as a holiday let; subject to the necessary consents. The accommodation includes a comfortable reception room, a dining area, a fully equipped kitchen, two double bedrooms and a bathroom.

Outside

The property is located down a private road which gives access for Woodhall Manor along with the few other residences, and is set in the prettiest of gardens, overlooking a duck pond and grounds of Woodhall Manor and farmland beyond. The garden includes paved terracing, rolling lawns, any many mature trees, while to the rear there is a paved courtyard providing parking and access to the garage, carport and workshop.

Location

The property lies in a highly desirable position in the grounds of Woodhall Manor, within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty. The area has stunning countryside and is a popular centre for sailing, yachting and other water sports, with the River Deben and the Suffolk coastline just a short distance away. The village of Melton and the town of Woodbridge, both approximately 5 miles away, provide a wide range of everyday amenities, including shops and supermarkets. The area provides a choice of schooling, including the independent Woodbridge School. Ipswich is easily accessible, providing further amenities as well as leisure and cultural facilities. The area is well connected by road, with the A12 within easy reach, while rail services are available from Woodbridge and Ipswich (1 hour 10 minutes to London Liverpool Street).





Directions

From Ipswich, take the A12 north and at the roundabout for the A1152, take the second exit onto the A1152/Woods Lane. Follow the A1152 for a mile and three quarters, then at the roundabout, take the second exit onto the B1083. After three and three quarter miles, take the entrance on your right and then keep right to pass Woodhall Manor. The entrance to the property will be on the left-hand side.

General

Local Authority: East Suffolk District Council
Services: LPG Gas central heating, mains water & electricity. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.
Council Tax: Band G
Tenure: Freehold

Suffolk

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Floorplans
 House internal area 3,132 sq ft (291 sq m)
 Garage/Carport internal area 388 sq ft (36 sq m)
 Annexe internal area 944 sq ft (88 sq m)
 Outbuildings internal area 497 sq ft (46 sq m)
 Balcony external area 77 sq ft (7 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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