



DAVID
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CARTLODGE BARN
HINTLESHAM, SUFFOLK



Cartlodge Barn

Hintlesham, Suffolk

Ipswich station located 6.8 miles away, train journey time to London Liverpool Street from 60 minutes. A12 and A14 15-minute drive, historic market town of Hadleigh 3.6 miles, Stansted Airport approximately 1 hour 15 minute drive.

- A substantial unlisted barn conversion
- Undergone a comprehensive programme of restoration, enhancement and improvement by the current owners
- Offering an accommodation schedule of approximately 3,700sq ft to the principal residence
- Further 576sq ft of accommodation
- Five bedroom (three en-suite) and three ground floor reception rooms, all with bi-folding doors opening to the rear terrace and garden
- Offering an array of individual period features throughout including a wealth of exposed timbers and stud work
- Four door racing green AGA with additional electric hob and oven
- Double cartlodge/games room
- Private, pretty gardens with mature trees
- Parking for approximately four/five vehicles
- Situated between the county town of Ipswich and market town of Hadleigh
- Views across unspoilt farmland
- High specification en-suite facilities throughout
- Planning permission has been granted for partial conversion to the carport for residential use. Planning application reference number DC/22/01103
- Located on the periphery of the much sought after parish of Hintlesham
- Accessed via a quiet country lane

A five bedroom (three en-suite) characterful barn conversion offered to an excellent standard affording well-presented, flexible accommodation throughout comprising three substantial reception rooms. Providing a total internal floor area of approximately 3,700sq ft, enjoying unlisted status and further benefitting from a double cartlodge/games room and mature, well-screened, unoverlooked rear gardens.



SITUATION

Cartlodge Barn has an enviable location only 6.8 miles from Ipswich Station with direct trains to London Liverpool Street (approximately 1 hr 6 mins), Tucked away on a quiet single track country lane and set amidst open farmland with lovely views yet with good access to the A12 and A14 motorways which are about 15 minutes drive away.

The lively and historic market town of Hadleigh is only 3.6 miles away. Hadleigh has a Friday market, the 'Fish Box' with fresh fish on Thursday mornings, an independent butcher, delicatessen with excellent coffee and home-made food, post office, artisanal bread, surgery, print shop, dry cleaner & fabric shop, furniture restoration shop, an excellent optometrist, clothes shops, etc; and an historic church painted by Gainsborough hosting several choral events per year. The annual spring country show held annually should be the first diary event.

Hintlesham the local village less than a mile away, is a vibrant community with events and clubs, a summer flower show and a popular primary school. Only a walk across the fields from Cartlodge Barn is the well-known 16th century Hotel, Hintlesham Hall, made famous by Robert Carriere in the 1970's, serving cream teas, fine dining, morning coffee and a great massage at the spa. The New Year's Eve Ball at Hintlesham Hall is one not to be missed. Even closer to Cartlodge Barn is the family run Hintlesham Golf Course with a well renowned Sunday Lunch (or just a beer) overlooking the golf course.

Besides the nearby country pubs like the Bildeston Crown offering top class food, or the nearby chic Marquis Hotel just outside Hadleigh for a special meal, there is also the Stoke by Nayland Hotel/Country Club offering swimming, more golf, food, views, gym, pilates classes, etc. Other favourites include the Orford fish restaurant for lovers of oysters and garlic encrusted mussels.

The sea makes a contribution to location and some Hintlesham locals swim from Felixstowe or enjoy the beaches of Bawsey, Walberswich and Southwold. The rivers have many sailing clubs, boat yards and mooring facilities. There is also Ardleigh reservoir sailing club. Or just a meal out overlooking the river Orwell at Pin Mill or the newly refurbished Marina in Ipswich.

Walking is straight from the house into unspoiled farmland in many directions with a visiting barn owl and swooping swallows throughout the summer. Quaint villages are all around including Kersey, the setting for many historic films including most recently Magpie Murders; and world famous Lavenham with its Guildhall, restaurants and the famous medieval Swan Hotel are but two.

The history & culture is abundant with Sutton Hoo near Woodbridge, Flatford Mill and Constable country, Sudbury with Gainsborough's newly re-opened house hosting lectures and visits, Framlingham Castle (and School) and the well-known Snape Maltings with its concerts in the huge converted Maltings barn by Benjamin Britten. Woodbridge is 30 minutes away with its friendly cinema with dining, National Theatre live feeds and live lectures on local history. Further up the road is Bury St Edmunds with its historic cathedral and Regency theatre with all the touring productions.

DESCRIPTION

Panelled timber door front opening to:

RECEPTION HALL: An elegant reception hall affording a wealth of individual character with an array of exposed timbers and studwork. A split-level staircase rising to first-floor with recently installed bespoke, oak and panel understair storage space. A wide hallway extends to the Drawing Room with a large display wall for artwork or photographs. Double glass doors open to:

DRAWING ROOM: 24' 3" x 20' 2" (7.40m x 6.15m) and 10' 9" x 10' 3" (3.30 m x 3.14m) An elegant, unique reception room afforded a dual aspect with floor-to-ceiling glass panelling to front and french doors to rear opening to a partly walled raised seating area. The focal point of the room is an outstanding inglenook fireplace with red brick hearth, surround and oak bressumer beam over with inset large grate with folding doors and a wealth of exposed timberwork. Glass panelled double doors opening to:

DINING ROOM: 26' 9" x 10' 11" (8.16m x 3.34m) A versatile room currently utilised as a formal dining area although offering excellent potential as a gym, if so required, with bespoke floor to ceiling timber fronted cupboard currently arranged as a large airing cupboard with radiator. A row of windows with french doors to front opening directly to the rear terrace.

BEDROOM 5/OFFICE: 15' 4" x 13' 8" (4.69m x 4.18m) A versatile room set to the rear of the property, ideally suited as a ground floor bedroom with an adjacent shower room; or well-placed as a large home office/treatment room with own entrance/photographic studio/teenage bedroom/playroom, if so required. Notable features include a single wall of exposed timberwork and a glass fronted, wood burning stove set on a corner plinth. Casement window to side and french doors opening to the established, well-screened rear gardens.

AGA KITCHEN/BREAKFAST ROOM: An L-shape 17' 7" x 17' 1" (5.38m x 5.23m) + 10' 0" x 7' 11" (3.05m x 2.43m) A bespoke, painted oak kitchen fitted with a matching range of base and wall units with double depth granite preparation surfaces over and upstands above.

Double butler sink unit with Perrin & Rowe (Phoenician) mixer tap over. A four-oven oil-fired AGA provides the principal cooking source with Stoves electric oven adjacent and four-ring Neff ceramic hob. Further fitted appliances include a full-height fridge with freezer compartment above, Bosch dishwasher and recycling units. The kitchen units comprise a range of wall units with inset shelving, corner carousel unit and a full-height unit with inset granite surface. Ample space for a large breakfast table beside the aluminium framed bi-folding doors to the recently laid porcelain wood effect rear terrace, three Jim Lawrence ceiling lights and range of downlights.

UTILITY ROOM: 9' 5" x 9' 3" (2.88m x 2.82m) Fitted with a range of base and wall units with granite-effect worktops over, sink unit with vegetable drainer to side, mixer tap above and window to front, space and plumbing for further fridge/freezer if so required, washing machine and dryer and also housing oil-fired boiler.

STUDY/LIBRARY: 12' 0" x 11' 7" (3.66m x 3.55m) A charming snug room with exposed timber work painted in Zoffany Russett and windows to front and side.

SHOWER ROOM: 9' 3" x 7' 11" (2.83m x 2.43m) Partly tiled and fitted with ceramic WC, pedestal Topravit ceramic wash handbasin and double shower unit.

First floor

LANDING: A wealth of exposed timber and studwork, oak and panel door to cupboard housing water cylinder. Oak door with oak architraves and staircase rising to second floor, window to rear with open void and velux window beyond, recently added oak door with oak architrave opening to:

BEDROOM 1: 21' 3" x 19' 10" (6.49m x 6.07m) A magnificent principal suite set beneath a vaulted roofline with an array of original timber work, added green oak, distinctive ceiling crossbeams and glass panelling providing an idyllic westerly aspect with views across unspoilt farmland adjacent.

Charlotte Edwards Purley Freestanding Contemporary roll topped bath with tiled feature behind, range of LED spotlights and a distinctive Jim Lawrence chandelier light fitting positioned within the vaulted roofline. Ladder access rises to a raised display recess, built into the roof space with further open fronted, twin wardrobe spaces behind the bed, hidden from view behind a false wall with oak timber fronted hidden doorway access. Opening to:

EN-SUITE SHOWER ROOM: 11' 9" x 4' 0" (3.60m x 1.22m) A recently fitted en-suite shower room; fully tiled separately screened shower with square Hansgrohe Raindance shower which aerates the water and handheld shower attachment. Wall hung WC, two round ceramic wash hand basins within a floating wood effect unit with drawer and shelf and tiling behind. LED spotlights and downlighters. Dual fuel wall mounted heater towel radiator, exposed wall timbers with tiled shelving and casement window to side.

BEDROOM 2: 12' 3" x 11' 10" (3.75m x 3.63m) A characterful bedroom painted in Zoffany Duck Egg with window to front affording views across unspoilt farmland beyond, door to storage/roof space, range of exposed wall timbers and door to:

JACK AND JILL EN-SUITE BATHROOM: 11' 11" x 7' 6" (3.65m x 2.29m) Fitted with wall hung ceramic WC, wash hand basin within a fitted unit and fully tiled, separately screened shower with shower attachment. Bath with tiling above, exposed wall timbers and an eye level window providing far reaching views direct from the bath an unspoilt landscape.

BEDROOM 3: 11' 8" x 9' 2" (3.58m x 2.81m) A pretty room set beneath a vaulted roofline with an array of exposed wall and ceiling timbers, timber crossbeam and casement window to rear affording views across the garden. Hatch to loft.

Second floor

BEDROOM 4: 22' 7" x 14' 7" (6.89m x 4.45m) A large and sunny second floor bedroom suite with two velux windows enjoying views to the rear, as casement window to the side facing south with an oak topped bespoke wardrobe forming

a seat beneath the window from which to enjoy the sunshine, with hanging rail. Range of LED spotlights, wall mounted heated towel radiator. The bedroom incorporates a double aspect staircase with shelving for books, the door opens onto the first floor landing below, ideal for a lodger or a teenager. An oak frame in the bedroom opens to:

EN-SUITE SHOWER ROOM: 8' 9" x 2' 7" (2.67m x 0.81m) Fitted with ceramic WC, heritage wash hand basin and fully tiled, separately screened shower with mounted and handheld shower attachment.

Outside

The property is approached via a herringbone patterned brick driveway set beyond a five bar gate, flanked by established border planting with silver birch tree and expanse of lawn fronting the open wood store, providing space for approximately four/five vehicles. Oak strut posts open to a further area of parking with space for an additional three vehicles with direct access to the:

DOUBLE CARTLODGE: 21' 1" x 17' 7" (6.43m x 5.36m) With significant timber work, two open bays to front and staircase rising to loft storage space. Light and power connected. A hugely versatile space that has planning permission to turn one bay and the roof space above into accommodation, also if required, permission to make the vertical, the hip end of the roof to create more space.

Currently ideally placed as a covered games room, set just off the kitchen with covered access back into the principal accommodation.

The gardens have been much enhanced during the tenure of the current owner with an increased lawn area, raised terrace immediately bordering the kitchen with edged planting, perfectly placed to embrace the south easterly side/rear aspect. Beyond the terrace is a substantial expanse of lawn with flourishing flower beds, border planting, an apple tree and roses. Strategically placed mirrors divide the garden into various subsections with well-finished brickwork, multiple seating areas, shaded cover and overarching mature trees and wisteria with an arbour area affording views across the back of the gardens as a whole.

A secluded oasis of colour, further enhanced by dense borders and a complete feeling of privacy and seclusion.

TENURE: Freehold

SERVICES: Mains water, shared private drainage and electricity are connected. Oil fired heating. NOTE: None of these services have been tested by the agent.

EPC RATING: D. A copy of the energy performance certificate is available on request.

WHAT3WORDS: ///table.aimed.redefined

BROADBAND: Up to 1000Mbps (Source Ofcom).

MOBILE COVERAGE: EE, Three, O2 & Vodafone (Source Ofcom).

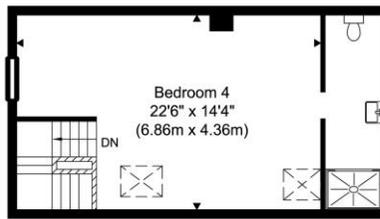
VIEWING: Strictly by prior appointment only through DAVID BURR.

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POSTCODE: IP8 3NX

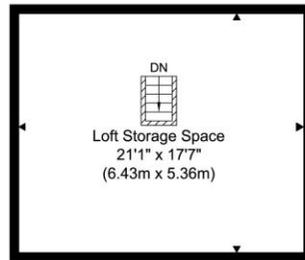
LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). BAND: G.

VIEWING: Strictly by prior appointment only through DAVID BURR. We value the safety of our clients and employees, please take a moment to review our health and safety guidelines for appointments and visiting offices <https://davidburr.co.uk/appointments-guidelines/>



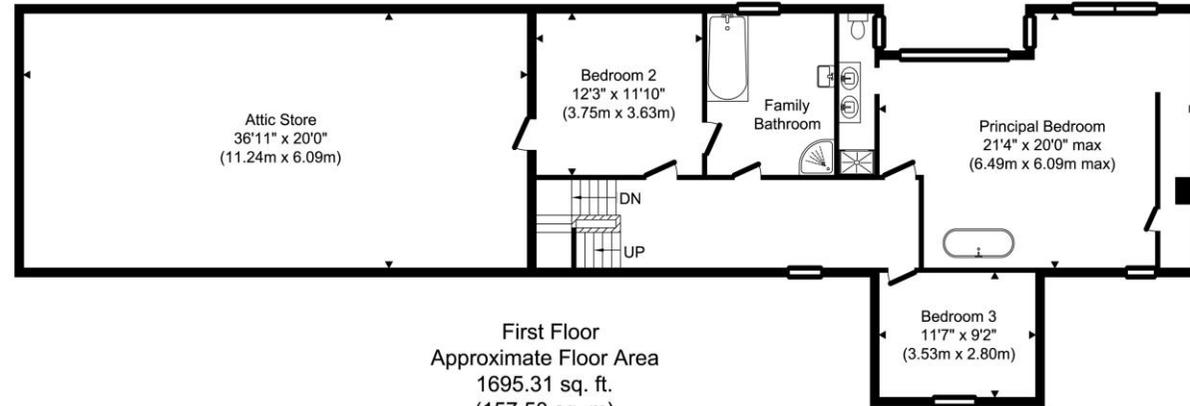
Bedroom 4
22'6" x 14'4"
(6.86m x 4.36m)

Second Floor
Approximate Floor Area
387.17 sq. ft.
(35.97 sq. m)

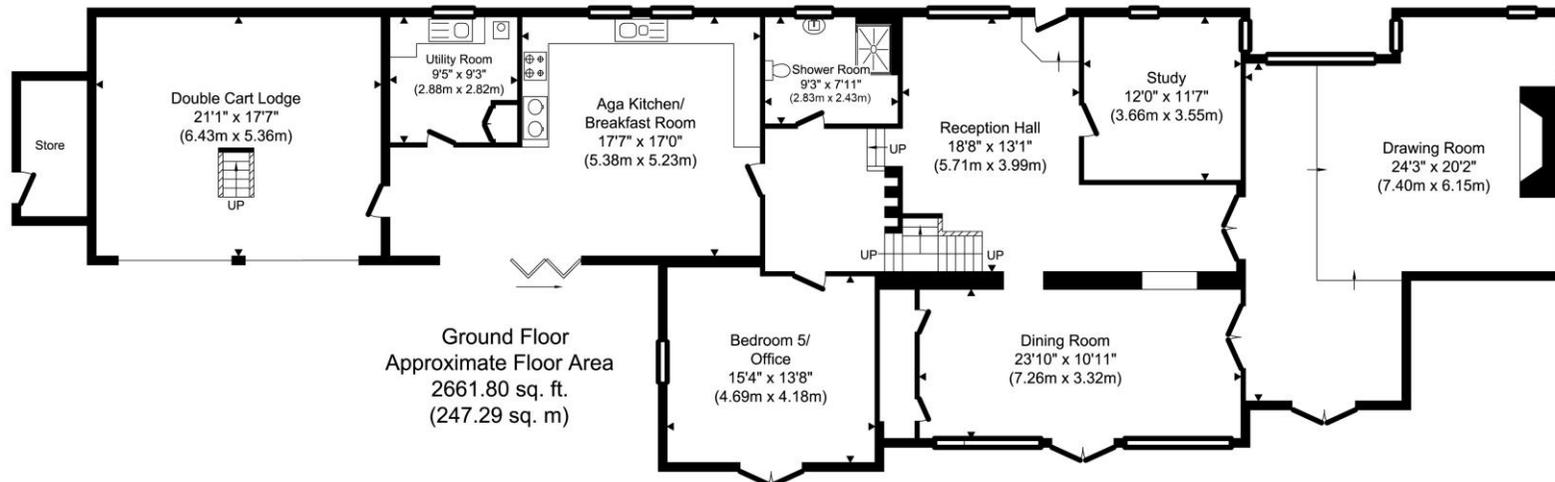


Loft Storage Space
21'1" x 17'7"
(6.43m x 5.36m)

Floor Above Cart Lodge
Approximate Floor Area
370.70 sq. ft.
(34.44 sq. m)



First Floor
Approximate Floor Area
1695.31 sq. ft.
(157.50 sq. m)



Ground Floor
Approximate Floor Area
2661.80 sq. ft.
(247.29 sq. m)

TOTAL APPROX. FLOOR AREA 5115.01 SQ.FT. (475.20 SQ.M.)

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