



DAVID
BURR

Wagger Farm,
Kettlebaston, Suffolk



Wagger Farm, Kettlebaston, Suffolk, IP7 7QG

A characterful 4/5 bedroom detached farmhouse situated in a rural setting with accommodation well-suited to modern living and a plot measuring approx 2.9 acres

- Detached cross-wing farmhouse
- Grade II listed and thought to date back to the late 16th Century with stunning period features
- Reception Hall
- Drawing room and separate snug
- Dining room
- AGA Kitchen/breakfast room
- Large study
- Boot room, cloakroom and utility
- Five bedrooms
- Four bathrooms (three en-suites)
- Detached barn/annexe with a variety of potential uses
- Potential to cater to buyers with a need for multi-generational living or to provide an income through letting (subject to any necessary consents)
- Ample parking
- No onward chain
- **In all about 2.9 acres (sts)**



LOCATION

Kettlebaston is a hidden gem of a village standing between the famous wool towns of Lavenham 5 miles and Hadleigh 6 miles, both providing a range of shops, restaurants, public houses and other facilities. Neighbouring Monks Eleigh also provides a useful village shop/post office. Excellent schooling options stand close by with Old Buckenham Hall in Brettenham, Finborough School and Ipswich School. There is a strong community spirit, wonderful countryside walks and a commuter rail link and access to the A14 at Stowmarket (8½ miles) and Ipswich (17½ miles) both providing fast commuter trains to London Liverpool Street station.

THE PROPERTY

An impressive detached Grade II listed farmhouse with a wealth of character and original period features. The property provides versatile accommodation over three levels. On the ground floor a substantial reception hall leads through to both a sitting room and a dining room with the further benefit of a snug, AGA kitchen/breakfast room, generous study, utility and a cloak room. On the first floor are a total of four bedrooms served by four bathrooms (three en-suites) and on the top floor is a versatile loft room which offers the potential to be utilised as a fifth bedroom if required. Outside the property offers generous grounds, including open expanses of lawn, a vegetable garden and a paddock with the further benefit of an outbuilding which could be utilised as an annexe (subject to any necessary consents) or as ancillary accommodation to the main house.

In all about 2.9 acres.

POSTCODE: IP7 7QG

WHAT3WORDS: pavilions.restores.special

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

COUNCIL TAX BAND: G

AGENT'S NOTES

The property is Grade II listed and thought to date back to the 16th Century.

It is the owner's intention to retain some outbuildings adjacent to Wagger Farm which are intended to be converted into a separate dwelling. Great care has been taken to ensure the privacy of Wagger Farm remains unaffected. This land may be available for purchase via separate negotiation and for more details as to the proposed drawings and boundaries, please contact the office.

Underfloor heating exists to part of the ground floor.



The property

Front door leading to:-

RECEPTION HALL: With attractive pamment tiled flooring, exposed timbers and a lovely view over the property's gardens. Impressive inglenook fireplace with oak bressumer beam, staircase rising to first floor and thumb latch door leading to:-

SITTING ROOM: A charming dual-aspect reception room with pretty outlook over the grounds, exposed timbers, inglenook fireplace with inset wood-burning stove situated on a brick hearth and with useful storage cupboard off.

DINING ROOM: A particularly bright room with solid oak flooring and large windows and double doors opening onto the property's gardens. Plenty of room for a dining table and chairs and with a thumb latch door leading to:-

AGA KITCHEN/BREAKFAST ROOM: With tiled flooring and a matching range of base and wall level Shaker-style units with solid oak work surfaces incorporating a sink with mixer tap above and drainer to side. Electric AGA range cooker with twin warming plates over and wood over-mantle. Separate electric combination oven with four-ring Bloomberg induction hob. Integrated Hotpoint dishwasher, space and plumbing for an American-style fridge freezer and with extensive storage throughout including a large pantry cupboard. Central oak-topped island providing additional storage and breakfast seating. Wood and glass panelled double doors opening onto terracing.

STUDY: With a continuation of solid oak flooring and providing a particularly generous space ideal for working from home with a range of fitted storage and desk space. Pretty view over the gardens.

Inner Hall: With pamment tiled flooring, double storage cupboard off and a cleverly created area for dogs' beds. Thumb latch doors leading to:-

SNUG: A charming reception room with exposed timbers across the ceiling, triple-aspect outlook and wood-burning stove situated on a pamment tiled hearth.

UTILITY: Providing useful storage and with space and plumbing for a washing machine and tumbler dryer above.

CLOAKROOM: Containing a WC, wash hand basin and a chrome heated towel rail.

First Floor

Accessible via two separate staircases

Landing: With staircase leading to second floor (see below) and thumb latch door leading to:-

BEDROOM 1: A beautiful principal suite with exposed timbers and impressive mullion window. Views over the garden, **walk-in wardrobe** off and a further storage cupboard. Door leading to:-

EN-SUITE: A cleverly designed room which maximises the available space and with a wealth of character from an exposed mellow red brick chimney breast and exposed timbers. Tiled flooring, WC and double-width shower with rainfall-style showerhead and additional attachment below. Separate vanity suite and a chrome heated towel rail.

BEDROOM 2: A dual-aspect double bedroom with a fitted double wardrobe and door leading to:-

EN-SUITE: With tiled flooring, double-width tiled shower cubicle with rainfall-style showerhead and additional attachment below. WC, wash hand basin and a chrome heated towel rail.

BEDROOM 3: A double bedroom with an outlook over the front lawns, two double fitted wardrobes and door leading to:-

EN-SUITE: With tiled flooring and containing a WC, pedestal wash hand basin and a chrome heated towel rail.

BEDROOM 4: A double bedroom with exposed timbers and mullions and a dual-aspect outlook.

FAMILY BATHROOM: With tiled flooring and containing a panelled bath with mixer tap over. WC, vanity suite and a separate shower cubicle with glass sliding door, rainfall-style showerhead and additional attachment below. Chrome heated towel rail.

Second Floor

LOFT ROOM/OCCASIONAL BEDROOM: A bright room with a dual-aspect outlook, eaves storage and a fitted wardrobe off.

Outside

The property benefits from a picturesque approach either through a ford or over a bailey bridge and through an electrically operated five-bar gate down a long partially treelined gravel driveway flanked by lawns to the right-hand side. The driveway expands into a generous area of **OFF-ROAD PARKING** for numerous vehicles adjacent to which stands a:-

STUDIO/ANNEXE

A versatile outbuilding finished with an attractive traditional weatherboard-clad exterior beneath a pantile roof which offers the potential for use in a variety of different ways. There is the clear potential to convert into a self-contained annexe for buyers requiring multi-generational living (subject to any necessary consents) or as a means to generate income through letting or holiday letting. Currently arranged as follows:-

STUDIO/LIVING AREA: Currently in use as a games room but which equally be a sitting/dining room and which is open plan to the:-

KITCHEN: Containing a matching range of base and wall level solid wood units with work surfaces incorporating a one and a half stainless-steel sink with mixer tap above and drainer to side and a four-ring electric hob. Indesit electric combination oven, space and plumbing for a dishwasher and space for refrigerator and freezer beneath the counter top.

SHOWER ROOM: Containing a shower, WC and a pedestal wash hand basin.

First Floor

A versatile area which offers the clear potential to be used as a bedroom if required but which equally functions as excellent storage.

Gardens

The property's gardens surround the house on all sides and are enclosed by mature hedging and numerous impressive specimen trees. A lavender-lined pathway leads up to the front door with further gravel pathways leading around the house and to the edge of the plot where it connects to a public footpath. Open expanses of lawn provide a sense of privacy and seclusion. Adjacent to the dining room is a timber pergola covered terrace with a mature vine and a bridge leading across the River Brett and into a further paddock. Stone paved terracing continues into a further area ideal for entertaining with a brick-built BBQ area, attractive terrace for seating and a separate vegetable/herb garden.

Near the entrance to the plot are useful open-fronted **FIELD SHELTERS/TRACTOR STORES**.

SERVICES: Main water and private drainage. Main electricity connected. Oil fired heating by radiators. **NOTE:** None of these services have been tested by the agent.

VIEWING: Strictly by prior appointment only through DAVID BURR.

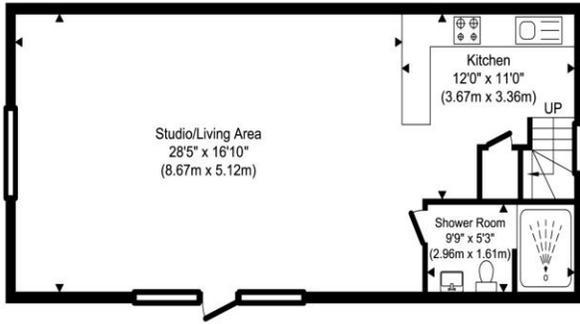
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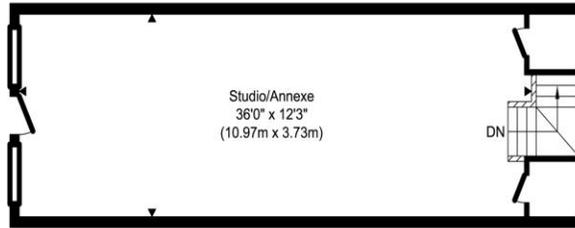
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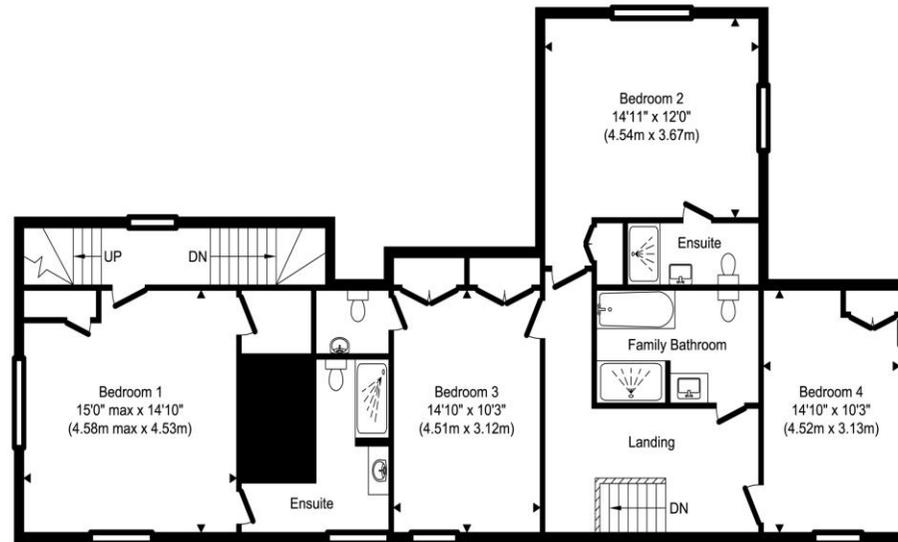
Outbuilding Ground Floor
Approximate Floor Area
655.73 sq. ft.
(60.92 sq. m)



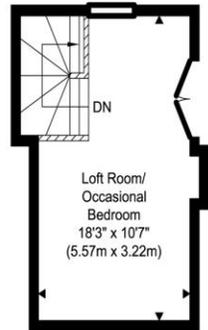
Outbuilding First Floor
Approximate Floor Area
477.70 sq. ft.
(44.38 sq. m)



Ground Floor
Approximate Floor Area
1575.51 sq. ft.
(146.37 sq. m)



First Floor
Approximate Floor Area
1240.43 sq. ft.
(115.24 sq. m)



Second Floor
Approximate Floor Area
205.16 sq. ft.
(19.06 sq. m)

TOTAL APPROX. FLOOR AREA 4154.54 SQ.FT. (385.97 SQ.M.)
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