

SOUTHWOLD
&
SAXMUNDHAM

EST. 1993

JENNIE JONES

SOUTHWOLD
&
SAXMUNDHAM

ESTATE AGENTS



Wingfield House, Saxmundham, Suffolk. IP17 1AJ

GUIDE PRICE

£650,000

Every old house has its story. The story of Wingfield House, believed to be the oldest house in Saxmundham, however is quite remarkable. The original house is thought to date from the fifteenth century and was constructed with an oak frame. In the eighteenth century, the house was extended on its northern side, again using an oak frame. A cellar was excavated beneath what is now the open plan kitchen/dining room and during the renovations the developers uncovered original candle recesses in the cellar walls. The buildings in the Market Place that rose during the succeeding centuries include the ancient former Angel Inn (now private houses) and elegant Georgian Bank House next door. Victorian architecture in this part of the town includes the former Lloyds Bank which sits prominently opposite Wingfield House, facing towards South Entrance. As the town developed with a thriving cattle market and railway, it seems that Wingfield House became a forgotten historical landmark. By the late twentieth century the property had become dilapidated and by the early part of this century its fate looked to have been sealed. Held up only by a frame work of scaffolding – its magnificent oak timbers open to the elements, and soft red bricks crumbling, the Grade II listed house began to rot inexorably and was placed on the Suffolk County Council Buildings at Risk List. By this time parts of the early oak frame had rotted away and the house was not only uninhabitable, but decidedly dangerous.

The developers who acquired the house four years ago made the courageous decision to save the building. At first the timbers were carefully disassembled and an inventory was created, noting the position of every beam and measuring for new timber to be spliced into the frame work. This process of painstaking dismantling allowed for an accurate reconstruction and for the very minimal use of new material. The ground floors were levelled and insulated and original oak planks were salvaged and re-laid in the sitting room. Elsewhere on the ground floor, floor bricks and flagstones have been laid and the flagstones extend out into the courtyard garden. Along with new services, a gas fired central heating system, new bathrooms and a fabulous kitchen were installed. The developers might simply have left it at that. However, gripped by a passion for this unique house, they decided to recreate the smaller details. Hand forged nails have been used where needed and these are evident in a number of rooms. Where original oak pegs, which pinned the frame together, had rotted away – new pegs were carved and hammered home. Locks and door furniture, hand made by English firms, were commissioned and installed along with bespoke oak internal and external doors. Pewter light fittings have been used discreetly and modern media points have been installed in the house along with Victorian style column radiators. The standard of work has been exceptional and the property and its dedicated team of restorers are fully deserving of their AWARD OF FIRST PLACE by East Suffolk Council in the Conservation Category for the Quality of Place Awards 2020

The proximity of Wingfield House to the town centre amenities including Waitrose and the Railway Station make this property particularly attractive to anyone wishing to work from home. There is an office on the first floor which benefits from its own separate staircase from the reception hall, creating a separate client access. The office is accessible also from the first floor landing and can therefore be used as a fifth bedroom. The four other well-proportioned bedrooms are served by a beautifully appointed family bathroom and two en-suite shower rooms. There is a down stairs cloakroom. The open plan kitchen/dining room has smart contemporary cabinets which compliment the architecture of the house. The wine cellar, with its glass hatch recessed into the flagstone floor, has the capacity to store over 200 bottles plus magnums. The cellar is lit by LEDs which can be used to create subterranean mood lighting during dinner. There is also a fitted larder and integrated appliances. The private walled west facing courtyard garden benefits from south sun and the block paved driveway to the front provides parking for two cars. This opportunity to acquire Wingfield House represents the chance of a lifetime to own such a magnificent and historically significant town house which has been the result of exceptional conservation.

This part of Suffolk is a haven for naturalists, artists and musicians. Saxmundham is a vibrant market town with its own railway station that provides access to London, Norwich and Cambridge via Ipswich. There are excellent local shops in the High Street a Waitrose and a Tesco supermarket, coffee shops, restaurants and galleries. The world famous Snape Maltings Concert Hall which is home to the internationally renowned Aldeburgh Festival, is a popular nearby attraction and there are wonderful estuary walks along the Sailors Path at Snape and at Iken Cliff and woodland walks at Tunstall Forest. The attractions of Southwold, Orford and Aldeburgh lie within convenient reach by car and there are nature reserves nearby including Snape Marshes, RSPB Minsmere and Dunwich Heath.

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RECEPTION HALL 4.95m x 3.09m

Front door with period correct door lock and hand forged furniture; floor bricks and exposed oak beams and studwork. Large fireplace with open back to the sitting room, oak bressummer beam, column radiator, built in cupboard, under stair cupboard. Corkscrew staircase leads up to the office/bedroom five providing a useful client route away from the main accommodation.

CLOAKROOM

W.C. and wash basin, column radiator, floor bricks and exposed beams.

SITTING ROOM 5.02m x 4.88m

West facing casement window and solid ledged door with period correct lock and hand-forged furniture, opens out to the south and west facing walled courtyard garden. Exposed oak plank floor, beams and studwork with open internal mullions that date from the early house. Open inglenook with brick hearth, six pewter wall lights, recess to the side of the fireplace has a curved wall with exposed studs. Media points and two column radiators.

KITCHEN/DINING ROOM 9.26m x 4.72m (max)

Facing east, west and south this fabulous open plan kitchen and dining space is arranged above the wine cellar – access to which is via a glass hatch set into the flagstone floor and illuminated from below. The east window is a Georgian sash with fitted shutters. There are new tall mullions that provide a view of the walled courtyard garden and French windows that lead outside where the flagstones extend from the interior to the outside spaces. Exposed oak beams and studwork, column radiator, down lighters, under stair cupboard, main staircase rises to the first floor landing. The kitchen units are beautifully fitted and arranged under hardwood work tops that extend over a base level cupboards and three drawer units. There are matching glass fronted, illuminated, eye level cabinets and LED lighting has been installed in the base plinths. Integrated dishwasher, fridge/freezer, Cuisine Master gas and electric range beneath a stainless steel extractor hood, fitted bench seat with radiator and storage under, built in larder with fitted shelves, solid ledged back door with period correct lock and hand forged furniture opens to the private outside space and short cut access from the kitchen to the driveway.

WINE CELLAR 3.25m x 1.79m

When the cellar was opened by the developers they discovered original 18th century candle recesses set into the brick walls. The cellar has been racked with terracotta storage for approx. 220 bottles plus magnums. The LED lighting can be colour varied remotely to create ambient lighting through the glass floor hatch.

FIRST FLOOR LANDING

Fitted carpet, oak ledged doors with hand forged furniture lead off to the bathroom, bedrooms and office/bedroom five. Exposed oak beams and studwork and internal open mullions have been exposed in the north wall of the early house. Column radiator, five pewter wall lights, large double closet with power point and shelves with space for appliances; further built in cupboard, with plumbing for a washing machine, houses the gas-fired boiler. Smoke detector and alarm. Stairs lead up to the second floor.

OFFICE/BEDROOM FIVE 5.10m x 3.11m

Accessible from the first floor landing or its own corkscrew staircase from the reception hall. Casement window, fitted carpet, exposed oak beams and studwork, fireplace with flagstone hearth, four pewter wall lights, column radiator, illuminated recess, feature curved wall with inset internal iron casement window, media points. Blind staircase creates a useful set of bookshelves.

BEDROOM TWO 5.11m. max into recess x 4.02m

West facing casement window looks down on the walled courtyard garden, column radiator, fitted carpet, exposed oak beams and studwork, fireplace with flagstone hearth, curved recess to the side of the fireplaces with pewter wall light. Media points, five further pewter wall lights, recess with curved wall and inset internal iron casement window.

BEDROOM THREE 4.65m x 2.35m

Double aspect room with sash and casement windows, fitted carpet, column radiator, exposed oak beams and studwork, built in cupboard.

Items depicted in the photographs are not necessarily included in the sale. Measurements and details are for guidance purposes only and their accuracy should be checked by an intending purchaser. Where applicable, central heating systems, gas/electrical installations, plumbing etc, have not been checked by this office

BATHROOM 3.53m x 2.08m

Roll top bath with mixer tap and shower attachment, pedestal wash basin and W.C. Tiled shower cubicle with rain shower head and hand shower, column radiator and column radiator with chrome heated towel rail. Chrome wall lights, electric shaver point, extractor fan, exposed oak beams. New oak flooring.

SECOND FLOOR LANDING

Exposed oak beams, fitted carpet, candelabra light fitting, oak ledged doors with hand forged soor furniture lead off; built in cupboard.

BEDROOM ONE 4.20m x 4.13m (at floor level)

Beamed and vaulted ceiling, west facing casement window looks down on the walled courtyard garden, fitted carpet, down lighters, media points, column radiator and built in cupboard. The bedroom opens through into the en-suite shower room where there are fitted chests of drawers, shelving, a built in cupboard and storage beneath a fitted window seat.

EN-SUITE SHOWER ROOM 3.90m x 3.14m (at floor level) plus recess.

Beamed and vaulted ceiling. Tiled shower cubicle with rain shower head and hand shower, pedestal wash basin, concealed W.C. Column radiator and heated towel rail, electric shaver point, wall lights, double glazed roof light, new oak flooring.

BEDROOM FOUR 3.82m x 2.32m

Casement window, exposed oak beams and studwork, fitted carpet, column radiator, down lighters. Oak ledged door with hand forged furniture opens to an en-suite shower room.

EN-SUITE SHOWER ROOM

Tiled shower cubicle with rain shower head and hand shower, vanity enclosed wash basin with storage beneath, W.C., exposed beams, wall light, new oak flooring, column radiator. Electric shaver point and bulkhead light.

COURTYARD GARDEN 10.0m x 6.45m (max in each direction).

A private walled garden which faces west and benefits from south sun. The garden is paved with flagstones and benefits from external lighting and power source. There is a side pedestrian access via a gate to the driveway at the front of the house. The block paved driveway is accessed from Behind The Market Place and provides off street parking for two cars.

LOCAL AUTHORITY

Suffolk Coastal District Council, Council Offices, East Suffolk House, Station Road, Melton, Woodbridge, IP12 1RT Tel: 01394 383789

SERVICES

Mains electricity, gas, water and drainage.

VIEWING

By appointment through Jennie Jones Estate Agents:

SAXMUNDHAM (01728) 605511.

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EPC RATING = Exempt









