

SOUTHWOLD
&
SAXMUNDHAM

EST.  1993

JENNIE JONES

SOUTHWOLD
&
SAXMUNDHAM

ESTATE AGENTS



The Old Manor, Pretty Road, Theberton, Leiston, Suffolk. IP16 4RY

GUIDE PRICE

£850,000

A beautiful Grade II listed house ideally located for access to the Heritage Coast. Built as a medieval *hall house* the property has been the subject of a full archaeological survey which dates the main part of the house to about 1460 when England was embroiled in the War of The Roses. The drawing room and dining room date from this period when the drawing room was open to the rafters with a central hearth (before the chimneys were constructed). The first floor, that now exists above the drawing room and is supported by magnificent carved beams, was created in about 1520 during the reign of Henry VIII. The later wing was added in about 1640 during the era of Cromwell and English Civil War. The house reveals its history to the casual observer through its wealth of well preserved architectural details which include substantial inglenook fire places, carved beams, exposed oak studwork and delicate mullion windows. Evidence of shutter grooves serve as a reminder of a time before windows were glazed.

There are three substantial reception rooms plus an impressive reception hall. All four reception areas have open fireplaces and the sitting room, which faces south and features a particularly beautiful Jacobean fireplace, opens through to a conservatory that overlooks and opens to the rear garden. The drawing room, which was the original hall, has Tudor panelling and benefits from French windows that lead out to the rear garden. The kitchen/breakfast room is beautifully appointed with custom fitted cabinets under polished granite work tops and a large SMEG electric range cooker. There is a very useful down stairs cloakroom and a utility room which has its own back door to the garden. A small staircase leads from the dining room, exclusively, to a study/studio space which is located above the kitchen. Other first floor spaces are accessed via the main staircase that rises from the reception hall to a galleried landing. The reception hall has a elegant fireplace and a Suffolk pamment floor. Bedroom one, located on the east side of the house, has a very large own en-suite bathroom. The third bedroom, at the south end of the house, has a fireplace and opens through to a very smart bathroom which benefits from "Jack and Jill" access to the landing and is shared with bedroom four. The third double bedroom on the west side also has an en-suite shower room. There is also an additional family shower room. An early "corkscrew" staircase leads up the landing to the two spacious attic bedrooms which have lovely old lime plaster beamed ceilings. The accommodation is beautifully presented and benefits from oil-fired central heating.

The property occupies a generous sized plot which is approached via a gated, gravelled, driveway which leads to a large cart lodge. The cart lodge has potential for conversion to office or ancillary accommodation (there is lapsed planning consent). The garden, which benefits from south sun, is most attractively landscaped, laid to lawn and well screened by beech and yew hedges. The garden boasts some magnificent deciduous trees and affords a high degree of privacy and seclusion. The property which offers tremendous potential for working at home and great versatility for family living, deserves an early internal inspection.

This part of Suffolk is a haven for naturalists, artists and musicians. The Old Manor is ideally situated for access to the Heritage Coast and the seaside towns of Aldeburgh and Southwold. There are two nearby pubs: The Lion Inn, just up the road, at Theberton and the famous Eel's Foot at Eastbridge. There are walks from Eastbridge onto Minsmere nature reserve and a delightful walk, just down from the Eel's Foot, which winds its way through the marshes all the way to the beach. The nearby towns of Leiston and Saxmundham offer good local shops. Saxmundham has a Waitrose and a Tesco supermarket. The railway station at Saxmundham provides connecting services to London, Norwich and Cambridge. Leiston has a sports centre and swimming pool, cinema and a museum dedicated to the town's proud industrial heritage. There are golf courses at Aldeburgh and Thorpeness and sailing on the Alde/ Ore. Among the many other attractions in this part of Suffolk are the ancient castles at Orford and Framlingham and the world famous Snape Maltings Concert Hall which is home to the Aldeburgh Festival. This part of Suffolk has become a haven for writers, artists and musicians.

THIS PROPERTY Proposals exist to build park and ride sites and a workers campus, in the nearby area as well as make road and rail improvements, to service construction of the proposed new Sizewell C power station. Whilst no decisions have been made on the power station or the exact location and details of the facilities or improvements, public consultation is continuing. Further information go to: <http://sizewell.edfenergyconsultation.info>

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RECEPTION HALL 4.87m x 5.03m

Oak front door, double aspect casement windows, pamment tiled floor, oak beams, beautiful 17th century brick inglenook fireplace with an impressive Scandinavian style log burner and exposed oak bressummer beam, built in cupboard to the side of the chimney breast. Recessed Georgian display niche with shelves and base level cabinet. Stairs to the first floor landing with slender, turned, balustrades and fitted stair carpet. Under stair cupboard, wall lights and radiator.

SITTING ROOM 4.88m x 4.26m

Lovely Jacobean brick fireplace with an enclosed grate and an oak mantelpiece; exposed beams and studwork, fitted carpet, radiator, TV point, built in cupboard to side of the chimney breast, double doors with bevelled glass open into the conservatory.

CONSERVATORY 5.02m x 3.80m

A timber framed conservatory with double glazed windows and roof, French windows open out to the garden, wall lights, tiled floor.

DRAWING ROOM 6.63m x 5.12m

A triple aspect room with secondary glazed casement windows and French windows that open out to the garden and the patio. A lovely fireplace with a carved stone surround, which appears to be Arts and Crafts in its style, open fire grate and stone hearth. The lovely Tudor oak panelling is thought to have been fitted during the early part of the last century. There are beautiful carved beams which date from the 16th century when the first floor was created and the centre hearth was replaced with the central Tudor chimney. Inset display niche, fitted carpet, wall lights.

DINING ROOM 6.52m x 5.35m

A double aspect room with secondary glazed windows. Impressive inglenook fireplace with an enclosed grate. Beautiful carved bressummer beam and mantelpiece, exposed beams, radiators, polished oak flooring, built in cupboard to the side of the chimney breast, oak door opens to a private staircase leading up to the study.

STUDY/ STUDIO SPACE 4.04m x 3.35m (max).

Located at first floor level above the kitchen/breakfast room. A double aspect room with vaulted ceiling, exposed beams and radiator.

KITCHEN/BREAKFAST ROOM 6.64m x 3.24m

A double aspect room with secondary glazed windows. The kitchen is beautifully appointed with bespoke hand crafted wooden cabinets under polished granite work tops and carved drainer over a double porcelain sink with mixer tap. Extensive range of base level cupboards and drawers, deep pan drawers, eye-level cabinets and tall larder unit. Peninsular unit with a hardwood counter top which forms a wide breakfast bar with drawers under. Integrated dishwasher, SMEG electric range with pelmet and extractor hood above, space for tall fridge freezer, pamment tiled floor, exposed timbers. Door to the front garden.

UTILITY ROOM 4.40m x 2.26m

Hardwood counter top, Belfast sink with mixer tap and vegetable hose, cupboard under and base level cupboard, fitted bench and coat hooks and shelf, radiator, quarry tiled floor, radiator, back door to the garden.

CLOAKROOM

W.C., wash basin, quarry tiled floor, window.

FIRST FLOOR GALLERIED LANDING

Turned balustrades, exposed oak studwork and beams with evidence of shutter grooves and two beautiful mullioned windows. Fitted carpet, oak ledged doors off to the bedrooms. Cork screw staircase winds up to the second floor attic bedrooms.

SHOWER ROOM

Tiled shower cubicle, vanity enclosed wash basin with cupboard under, W.C., chrome towel rail/radiator, extractor fan and exposed beams.

BEDROOM ONE 5.29m x 4.30m

Secondary glazed dormer window, exposed beams, radiator, fitted carpet, built in cupboard with shelves and electric consumer units. Walk in wardrobe with radiator and drying rails.

EN-SUITE BATHROOM 5.26m x 2.04m

A very spacious bathroom with a roll top bath and twin vanity enclosed wash basins with cupboards under, W.C., exposed beams, casement window.

BEDROOM TWO 4.01m x 3.97m

A double aspect room, radiator, fitted carpet, built in wardrobe.

EN-SUITE SHOWER ROOM

Tiled shower cubicle, pedestal wash basin, W.C., extractor fan.

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

BEDROOM THREE 4.84m x 4.23m

A double aspect room with a lovely Jacobean fireplace and a delightful leaded window, exposed beams, wall lights, radiator, fitted carpet. Door to the bathroom.

BATHROOM 2.73m x 3.43m

The bathroom has a useful Jack and Jill arrangement with access from the galleried landing. A very smart bathroom with a deep oval bath, vanity enclosed wash basin with mixer tap and cupboard beneath, W.C., exposed beams and studwork, case-ment window with fitted shutters, laminate floor.

BEDROOM FOUR 3.77m x 3.07m

Secondary glazed window, radiator, fitted carpet.

SECOND FLOOR LANDING (ATTIC SPACE)

Vaulted ceiling and exposed beams and studwork.

BEDROOM FIVE 4.02m x 2.83m at waist height.

Dormer window, radiator, fitted carpet, exposed beams and studwork.

BEDROOM SIX 4.18m x 2.91m at waist height.

Gable window, radiator, fitted carpet.

THE GARDEN

The rear garden is laid to lawn and flanked by a lovely brick garden wall and well stocked herbaceous borders, vines, established fig tree; young silver birch trees, ornamental beech hedge. There is a flagstone patio in a sheltered area of the back garden. At the front the garden is more formally arranged with a wide pea shingle area for seating and container plants. The lawn is flanked by established flower borders which are stocked with shrubs and herbaceous plants. There is an established ornamental yew hedge and climbing roses. The oil storage tank is located to the side of the house. The gravelled driveway (accessed via a pair of timber gates beyond the shared access with next door) sweeps in a circle providing ample parking space for cars, trailers and boats etc. in front of the CART LODGE. There are cherry trees and magnificent Oak and Beech trees.

CART LODGE 8.10m x 6.07m; Loft Store 7.79m x 4.47m; Wood Store.

Double doors, power and water. Potential to convert to ancillary accommodation, a home office or workshop.

LOCAL AUTHORITY

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

SERVICES

Mains electricity, drainage and water .

VIEWING

By appointment through Jennie Jones Estate Agents:

SAXMUNDHAM (01728) 605511.

email: saxmundham@jennie-jones.com

EPC RATING = Exempt









Pretty Road, IP16

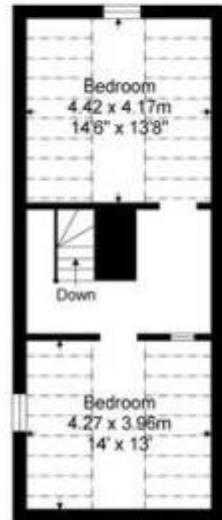
Gross internal floor area (approx):

432.6 sq m / 4657 sq ft

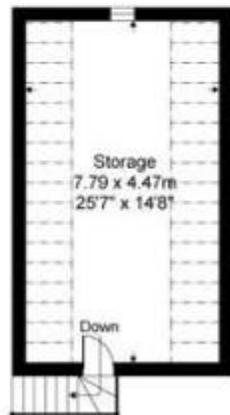
(Excludes Restricted Head Height & Wood Store / Includes Cart Lodge)

For Identification only - Not to scale

Niche Communications



Second floor



Cart Lodge First floor



Conservatory
4.90 x 3.76m
16'1" x 12'4"

Sitting Room
4.88 x 4.27m
16' x 14'

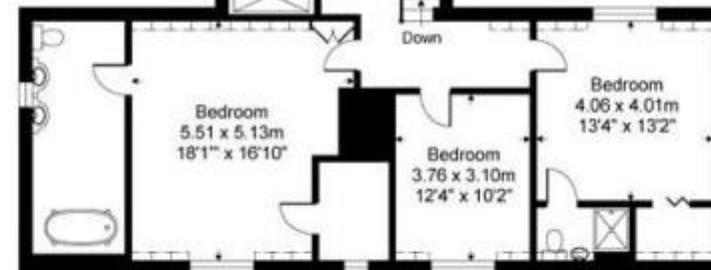
Entrance Hall
4.95 x 4.83m
16'3" x 15'10"

Utility
4.37 x 2.29m
14'4" x 7'6"

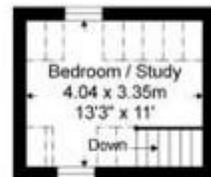
Dining Room
6.58 x 5.77m
21'7" x 18'11"



Cart Lodge Ground floor



First floor 1



First floor 2



Ground floor

Denotes restricted
head height