

SOUTHWOLD
&
SAXMUNDHAM

EST.  1993

JENNIE JONES

SOUTHWOLD
&
SAXMUNDHAM

ESTATE AGENTS



Northside Farm House, Bredfield, Woodbridge, Suffolk. IP13 6BE

GUIDE PRICE

£795,000

A beautiful Grade II listed detached period house which is situated on the edge of the pretty Suffolk village of Bredfield, close to the ancient riverside town of Woodbridge and within convenient reach of Ipswich and the Suffolk Heritage Coast. The farmhouse, which is thought to date from the seventeenth century, has been sympathetically extended and modernised in recent years. The property has been well maintained and has recently benefited from the installation of new hand crafted windows. The versatile and spacious accommodation is centrally heated by gas-fired radiators and includes a large dining room with open studwork through to an elegant sitting room in which there is a deep inglenook and wood burner. There is a second living room, which also has a fireplace and wood burner and a beautifully appointed farmhouse kitchen/breakfast room which is fitted with bespoke, custom made cabinets by Ashford and Brookes. French windows open from the farmhouse kitchen to the garden and there is a useful utility room/lobby, a study, and a downstairs cloakroom. The first floor is accessible via two staircases. Bedroom one, which has views over open countryside, features a vaulted ceiling and benefits from an en-suite shower room. Bedroom one is accessed, independently, via the “new” staircase. There is a crawl-through from the new landing into the old antechamber which provides a secondary access to the family bathroom and three further double bedrooms. The old staircase rises from the second living room to bedroom three. From this room a door leads into the second bedroom and a further door to the antechamber and fourth bedroom beyond. The house is attractively presented throughout and boasts a wealth of exposed beams (including low first floor tie beams) and studwork. The house is set in a private and secluded, manageable sized plot. The shingle driveway provides good off street parking in front of the garage and cart lodge. The garden is laid extensively to lawn and is flanked by established hedges, with mature shrubs and a delightful paved patio and outside entertaining area. The property abuts pasture at the rear and enjoys a high degree of privacy and seclusion.

This part of Suffolk is a haven for artists, writers and musicians. Bredfield is a pretty village located just 2 miles from the ancient market town of Woodbridge. The village which has a lovely parish church (St. Andrews) benefits from its own volunteer run village shop, a bowls club and play space. There are wonderful footpaths in and around the village which is conveniently located for access to the A12, Woodbridge, Ipswich and the Suffolk Heritage Coast. Woodbridge is built on the banks of the River Deben and was once a ship building centre and port. The riverside now has marinas and boatyards which support the active sailing fraternity. The town is famous for its land mark Tide Mill and its pretty town centre with independent shops, restaurants and galleries. There are excellent schools in both the state and private sectors and a railway station which provides a connecting service to London, Norwich and Cambridge via Ipswich. Bredfield lies within convenient reach by car of the Suffolk Heritage Coast. There are nature reserves at RSPB Minsmere, Havergate Island and Shingle Street. Orford and Framlingham have ancient castles to explore and the concert hall at the world famous Snape Maltings is home to the internationally renowned Aldeburgh festival. There are several golf courses in the area, the nearest at Woodbridge and Ufford.

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



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











SOUTHWOLD
T: 01502722065

SAXMUNDHAM
T: 01728 605511

www.jennie-jones.com