



Ancient House Barn, Woodbridge

Bedfords

ESTABLISHED 1966

Ancient House Barn, Church Street, Woodbridge, IP12 IDH

Living/Kitchen/Breakfast Room | Two
Bedrooms| Two En-Suites | Parking |

Standing on the River Deben, about 8 miles inland from The Suffolk Heritage Coast, Woodbridge is a delightful and historical market town, retaining a variety of fascinating historical architecture. This well served town provides an array of amenities including independent stores; supermarkets; a wide choice of restaurants, pubs and bars, together with a broad range of professional services. Schools in the area include St Mary's Primary School, Farlingaye and the independent Woodbridge School (4-18).

Woodbridge has been a centre for boat building, rope making and sail making since the Middle Ages. The town retains its strong links with the river and sea; but, on a more recreational basis with an active marina and yacht club, along with other sailing clubs on the Deben, as well as its scenic walks and renowned bird watching.

Woodbridge is served by a branch line railway station, linking with the mainline service from London to Norwich at Ipswich. The A12 bypasses Woodbridge and provides a dual carriageway direct to London and links with the A14, East – West trunk road.

Guide £595,000

Ancient House Barn is an impressive Grade II listed two bedroom converted barn in a mews court, full of character and stylish features. Situated to the rear of what was St. Withburga, which has historic links in the town back as far as 1553. In the heart of the popular Riverside Town of Woodbridge, this fabulous conversion was completed in June 2015, and since then has been used as part of a successful holiday let investment. With close attention to detail and quality of finish, the well-designed layout is presented to the





highest level of specification, retaining many of the original barn timbers and features. With the front entrance elevation benefitting from a southerly aspect, the accommodation over two floors is both bright and comfortable. The thoughtfully planned accommodation comprises a generous entrance hallway, an easy rise staircase leading up to the first floor and a vast open-plan living space combining sitting room with feature gas fire, dining area, study recess and a quality fitted kitchen with large central fully functional island. This is enhanced with an impressive vaulted ceiling with exposed beams and timbers. There is a downstairs guest cloakroom/shower room with deep storage cupboard and a separate small utility room. The principal double bedroom has a deep dressing area, window overlooking the courtyard, and en suite bathroom with separate shower. There is a second guest double bedroom, also overlooking the courtyard. Ancient House Barn benefits from sealed unit double glazing and Velux skylights on the first floor, as well as a pressurized gas fired central heating system. This is a well-designed, bright house, offering a stylish lifestyle with a sense of space and comfort. To the exterior is an attractive garden area abutting the main courtyard to the front, with bin store. There are also two private parking spaces in the rear gravelled residents parking area. There is no onward chain. EPC exempt.

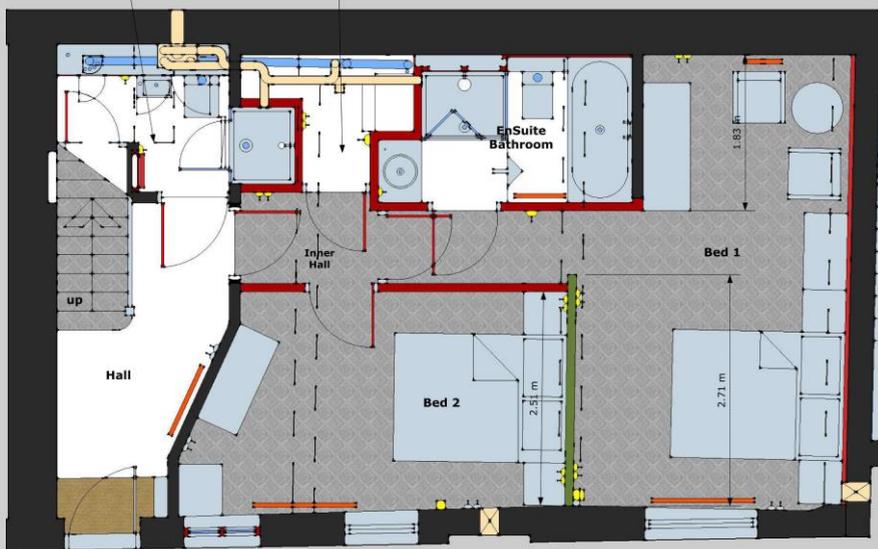
Council Tax: Band E

IMPORTANT NOTICE:

These particulars have been prepared in all good faith; measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling to ensure that your impression of the property is as we intended. None of the services, appliances or equipment have been tested and purchasers should satisfy themselves on such matters prior to purchase. **Viewing** is strictly by appointment: Tel: **(01728) 454505**. www.bedfords.co.uk 145 High Street, Aldeburgh, Suffolk IP15 5AN.

FIXTURES AND FITTINGS:

Unless specifically mentioned in these particulars, certain fixtures and fittings may be excluded from the sale. Some items such as carpets, curtains, light fittings, etc., may be available by separate negotiation.



ALDEBURGH
01728 454 505

ald@bedfords.co.uk
145 High Street, ALDEBURGH,
Suffolk IP15 5AN

WOODBIDGE
01394 779 444

wdb@bedfords.co.uk
28 Market Hill, WOODBRIDGE,
Suffolk IP12 4LU

SUFFOLK | NORFOLK | LONDON
www.bedfords.co.uk

