



## Exceptional converted barn & cottage in a quiet setting

Ivy Lodge Barn, Chimers Lane, Hoo, IP13 7QF

Freehold

savills







5 Bedrooms • 3 Bath/Shower Rooms • 4 Reception Rooms • Kitchen/Breakfast Room • Self Contained 2/3 Bedroom Cottage • 2 Garages & Double Carport • Mature Gardens & Paddocks • About 3.1 Acres

#### Local information

Ivy Lodge Barn is located down a tree lined gravel drive, off a remarkably quiet by road, surrounded by open countryside between Framlingham and Woodbridge. Historic Framlingham is well known for its castle, mere and market square with small independent shops. It has an excellent choice of schools with a primary school, Thomas Mills High School and Framlingham College served by Brandeston Prep in a nearby village. Woodbridge is a thriving small town on the river with a marina, swimming pool, an independent cinema, a variety of excellent schools and a train station with links to London Liverpool Street via Ipswich. This county town is within easy reach by car as is the beautiful Suffolk Heritage Coast.

#### About this property

Ivy Lodge Barn is a light and airy conversion of a period barn and outbuildings in a tranquil setting. The home and extensive grounds are exceptionally well presented. All the accommodation benefits from double glazing and central heating. The main timber cladded barn has great character with its original beams and open studwork combined with modern features like underfloor heating and a contemporary finish. Its sitting room has a double height vaulted ceiling with a full glazed gable overlooking the courtyard and rose parterre with pond beyond. It has an impressive full height brick chimney breast

housing a woodburner. Open studwork leads to the dining room which flows into the music room. An oak staircase crafted by a local carpenter leads from the dining room to the mezzanine study providing a perfect place to work from home. Open studwork leads from the hall with its full height and full width glazing to the contemporary kitchen/breakfast room crafted by a local company. The oak staircase leads to a vaulted bedroom. Other bedrooms are arranged in the brick west wing. The brick east wing houses the annexe accommodation. Accessed from the main house or via its own front door this self-contained cottage again blends period and contemporary features to a high standard. It includes a sitting/dining room, modern kitchen, 2-3 bedrooms, bathroom and shower rooms. Ideal for letting or extended family living. The attached workshop has its own stable door.

Off the driveway, near to the vegetable garden and greenhouse is a purpose-built double carport with 2 garages. Lawns lead to a pond, post and rail fenced paddocks and a belt of mature woodland. A delightful natural space for wildlife, this is enhanced by meandering paths and timber bridges leading to a further natural pond.

#### Tenure

Freehold







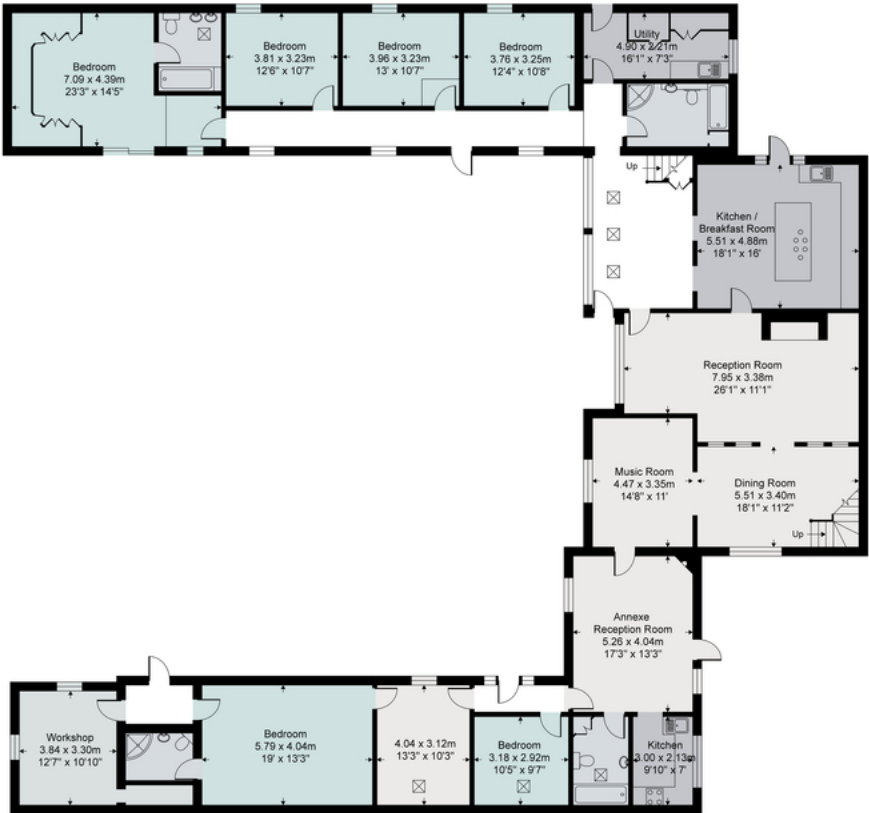




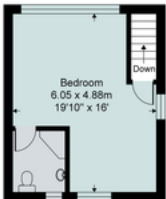
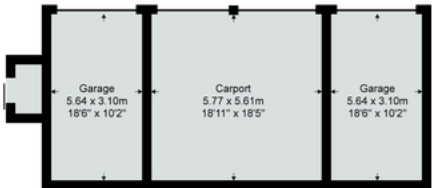
Ivy Lodge Barn, Hoo, Woodbridge, IP13 7QF

Approximate Area = 4922 sq ft / 457.2 sq m (includes garage)

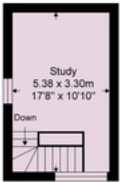
For identification only - Not to scale



Ground floor



First floor



First floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2021. Produced for Savills (UK) Limited. REF: 712045

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	66
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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