



Stunning barn conversion set in approx. 1.5 acres

Redwood Barn, The Street, Washbrook, Ipswich, Suffolk IP8 3HX

Freehold - Chain Free





Five bedrooms • three bathrooms • kitchen/dining room • family room, sitting room & study • annexe with kitchen & sitting room • courtyard, terrace & extended garden • parking, double garage & studio • c. 1.51 acres

Local information

Surrounded by countryside views, Redwood Barn occupies an excellent, elevation position on an extended drive in the village of Washbrook.

There is easy access to both the A12 and A14. A mainline railway station in Ipswich (4.2 miles) offers direct trains to London Liverpool Street from 68 minutes. Alternatively, Manningtree Railway Station (9.3 miles) offers regular services to London Liverpool Street from 56 minutes.

Washbrook is an ancient village in South Suffolk. It forms part of the civil parish of Copdock and Washbrook and has a useful garage and popular community owned public house, The Brook Inn; Copdock Primary School is an Outstanding rated school.

Ipswich (3.7 miles) is the county town of Suffolk and provides a wide selection of independent and high street shops; numerous restaurants; and a variety of theatres, galleries, and museums.

Jimmy's Farm (3.5) is a wonderful local attraction. It has a farm and shop, wildlife park and restaurant. Regular events are held throughout the year, including jazz concerts and theatrical performances.

The beautiful Shotley Peninsula has some excellent river walks and is a wonderful location for bird watching. The village of Freston (7.7 miles) is home to an

iconic Tudor folly and The Boot, named the best public house in Suffolk at the National Pub & Bar Awards. Further along the peninsula, Pin Mill (10.3 miles) is a pretty village with another superb public house, The Butt & Oyster.

Historic market towns including Hadleigh (8.1 miles) and Woodbridge (16.4 miles) offer an incredible range of independent shops, delicatessens, cafés, restaurants and public houses.

Local sporting facilities are fantastic: Sailing is available on the River Orwell, River Deben and along the Suffolk coast. There are highly regarded golf, tennis and rugby clubs locally, including in Ipswich and Woodbridge.

Education provisions are excellent in the state and private sectors, including renowned Ipswich School, Ipswich High School, The Royal Hospital School and Woodbridge School.

About this property

Redwood Barn is a stunning barn conversion, with wonderful period features including exposed timbers, original brickwork and slate roof, set in beautiful grounds.

Originally part of a 19th century home farm, Redwood Barn has been expertly converted, with subsequent extensions and remodelling by our clients, into a fabulous family home.



The accommodation, principally on one floor with an additional first floor bedroom, comprises well-proportioned and light-filled rooms, with high ceilings, oak flooring and under floor heating throughout.

The bespoke kitchen, hand-built by Orwells Furniture, has granite work surfaces and an island with breakfast bar, a gas range cooker, Belfast double sink, cleverly designed pantry cupboards and integrated appliances.

French windows in the dining area lead on to the terrace and provide views of the garden and surrounding countryside.

This leads to the charming sitting room, with French windows to the rear garden and front courtyard. An oak-beam fireplace with a wood-burning stove is shared with the spacious living room, with floor to ceiling windows overlooking the courtyard and fields. Beyond the living room is a study with a glazed door to the courtyard.

The building has four bedrooms and a further one-bedroom annexe; it could easily be used as a substantial five-bedroom house and a 'work from home' space with its own entrance.

The principal bedroom is especially elegant, with vaulted ceilings, built in wardrobes, en suite, floor to ceiling windows and glazed door, allowing direct access to the courtyard; an anteroom provides a dressing area with further wardrobes and storage room.

There are a further two double bedrooms and a family bathroom on the ground floor, with an

additional double bedroom on the first floor. The first-floor bedroom has plumbing and scope to create an en suite.

The fully self-contained annexe has its own entrance and access to the main house. It comprises a generous sitting room with ample storage, air-conditioning system and view of back garden; double bedroom with en suite; and bespoke kitchen with integrated induction hob, oven tower, dishwasher and space for washer/dryer.

OUTSIDE

Access is via an electric 5-bar gate leading to the delightful fully fenced garden, excellent terrace with mature borders, vegetable garden area, expansive lawns and lower field with views of a lake and open countryside.

At the front is a sophisticated courtyard garden; accessible from the main drive by double gates allowing vehicle access if required.

Ample parking and a double garage, with an EV charging point, workshop and studio.

SERVICES

Mains water and electricity; oil fired under floor central heating; shared water treatment system.

AGENT NOTES

Additional land of c. 1.3 acres is available by separate negotiation.

A local farmer currently uses the lower field for sheep grazing; the arrangement can continue if desired.

Tenure

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Approximate Area = 4014 sq ft / 372.9 sq m (includes garage)

Annexe = 781 sq ft / 72.5 sq m

Total = 4795 sq ft / 445.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Savills (UK) Limited. REF: 825389

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		73	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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