



Secluded farm house with delightful gardens

Grove Farmhouse, Grove Lane, Little Wenham, Suffolk IP9 2LD

Freehold - No chain





6 bedrooms • 5 bath/shower rooms • 3 reception rooms
• triple cart lodge • home office & stores • modern &
traditional outbuildings • established gardens • about 13
acres

Local information

Grove Farmhouse is superbly situated in a secluded country setting yet within easy reach of Ipswich and Colchester which has an excellent range of shopping, recreation and educational facilities. Set in the undulated and sought after area of south Suffolk, Grove Farmhouse is well located to take advantage of communication routes via the A12 and A14 to London, Woodbridge and Felixstowe. Situated just outside the small village of Capel St Mary which offers an excellent range of day to day amenities, there is also ready access to Manningtree station 8 miles, 55 minutes to London Liverpool Street Station and Ipswich 9 miles, 65 minutes from the main line station to London's Liverpool Street Station.

About this property

Grove Farmhouse is the former Old Rectory believed to date back to the 16th & 17th centuries and is Grade II Listed with C19 alterations. The house is built of timber frame and rendered elevations under pitched peg tiled roofs. The accommodation is particularly well laid out with some well proportioned reception rooms which have numerous features including panelled doors, stripped floors, large windows and open fireplaces. There are a number of useful outbuildings including an oak framed triple cart lodge and studio building with stores. The gardens surround the house with

areas of woodland, formal gardens, raised vegetable beds and wide terrace areas.

Outside:

Grove Farmhouse is approached over a long private lane and is located at the very end surrounded by open, gently undulating countryside with a gravel parking area fronting a triple cart lodge (30ft x 20ft) beyond this is a concrete standing with a Traditional Suffolk barn; To one side is the store room 22ft x 12ft which opens into the main timber framed barn 57ft x 16ft and 11ft x 13ft. Large double doors to the rear courtyard. Beyond the barn is a further outbuilding; Machinery Barn 58' x 46'.

Gardens:

The established landscaped gardens surround the house on all sides. The front of the house has a wide terrace with symmetrical rose and lavender beds which look over the gardens. The terrace continues around to the side of the property where there are further flower beds, numerous trees and an orchard. Beyond the gardens are paddocks and a woodland area. To the side are raised vegetable beds, poly tunnel and a brick garden room/studio/home office with dog run to one side.



DIRECTIONS:

From Ipswich proceed south on the A12 take the exit signposted Capel St Mary and continue through the village. Take a right turn onto Days Road and follow the road until taking a right turn signed Grove Lane and continue along this lane until the very end.

From London proceed north on the A12, take the turn to Capel St Mary and turn left into the street and follow as above.

Tenure

Freehold - No chain

Local Authority

Babergh District Council -
Council Tax Band F

Viewing

Strictly by appointment with
Savills





