



Classic Georgian house with south facing sea views

Manor House, Alderton, Nr Woodbridge, Suffolk IP12 3BL

Freehold





6 bedrooms • 2 bath/shower rooms, dressing room •
entrance & reception halls • 3 reception rooms •
kitchen/breakfast room • self-contained holiday cottage
• garaging, stores, swimming pool • About 1.3 acres

Local information

Manor House is set well back from the road in the village of Alderton, a popular coastal village with both a public house and village shop. There are delightful walks over footpaths that lead down towards Shingle Street & the beach. Nearby Bawdsey Quay has its ferry boat service across the river Deben through the summer to Felixstowe Ferry. The Bawdsey Haven Yacht Club is based on the quay, providing a range of activities for the sailing enthusiast. The market town of Woodbridge provides a railway station as well as swimming pool and the Riverside Theatre where occasional live shows are held, as well as schools for students of all ages both in the state and independent sectors. There are further private schools found in Ipswich, Brandeston and Framlingham, and an excellent primary school in Bawdsey. The picturesque Suffolk countryside provides many attractive walks and rides and there are good opportunities to play sport in the surrounding district with golf courses at Woodbridge, Ufford, Bromeswell, as well as on the coast at Aldeburgh and Thorpeness.

About this property

Manor House is believed to date back to the Regency period and is a beautifully proportioned, classic house of great charm and character. It is set in a delightful position well back from the road at the end of a long drive flanked

by several mature trees with a parking sweep fronting the house and a further continuation of the drive leading around the side to a further parking area and fronting The Coach House. The house has had a significant amount of work undertaken in recent years including internal insulation of the external walls, a complete re-wiring, the installation of a new heating and plumbing system, as well as the installation of double and secondary glazing. The accommodation offers spacious and light-filled rooms with high ceilings and large sash windows. There are open fireplaces, a wood burner, wall panelling and arched display recesses in the entrance hall, stunning outlooks over the established gardens and sea views. The central reception hall has double doors out to the gardens and panelled doors to each of the reception rooms as well as to the wine cellar. The kitchen is well fitted with wooden units, an electric Aga, a walk-in larder and opens into the breakfast room with a fireplace and a connecting door leading out to the pool terrace. The first floor has a large galleried landing and gives access to 6 bedrooms, the majority offering built in cupboards and stunning rural and distant sea views from the rooms along the south and east side of the house. The principal bedroom also connects through to a fitted dressing room.

The formal and partly walled gardens lie to the south with established herbaceous beds,



wide lawns, a seating area and front open fields. A path leads to the sheltered swimming pool terrace with a run of store buildings to one side housing a sauna, the pool filter and heater and 2 further stores with a kennel area beyond. There is also a productive kitchen garden with raised beds, fruit cage, asparagus bed and espalier fruit trees which divide an area put aside for a ground mounted PV array.

The Coach House is located to the far north eastern corner of the property and was built in 1993 offering triple garaging and a workshop on the ground floor and with a side hall with spiral staircase to the fully self contained holiday cottage which has a separate balcony off the main living room.

SERVICES

Mains water, electricity and drainage. Oil central heating (Main House), Electric boiler (Coach House), PV array with FIT payments at the higher tariff.

DIRECTIONS

From Ipswich proceed north along the A12 bypassing Woodbridge and turn right signposted Melton and Orford onto the A1152. Continue over the traffic lights in Melton and at the next roundabout follow the signs to Bawdsey on the B1083. Continue through Alderton village. Before leaving the village the entrance to Manor House will be seen on the left with brick columns topped with acorns marking the entrance to the property. The very front section of the long drive is shared with one other house.

Tenure

Freehold

Local Authority

East Suffolk District Council

Viewing

Strictly by appointment with Savills





