



Delightful village setting with views over the Fynn valley

Church Farm House, Tuddenham, Nr Ipswich, Suffolk IP6 9BT

Freehold

savills

5 bedrooms, 3 bath/shower rooms • reception hall & 3 further reception rooms • delightful gardens & pool • 2 bed granary conversion • equestrian facilities • extensive range of outbuildings • In all about 18.5 acres

Local information

Church Farm House enjoys a tucked away position in the centre of the village of Tuddenham St. Martin. The county town of Ipswich lies 3 miles to the south west with regular train services to London Liverpool Street from 70 minutes. There is a wide choice of private and state schooling in the area including Ipswich School, Ipswich High School for Girls, Orwell Park and Woodbridge School. The surrounding countryside of the Fynn Valley contains some of the most picturesque countryside in East Suffolk. The Suffolk Heritage Coast is about 25 miles with Snape Maltings holding internationally renowned cultural events throughout the year such as the Aldeburgh Festival. The estuaries of the Deben, Orwell and Alde provide water sport facilities. Leisure activities such as cricket, cycling, fishing, golf, walking, riding, and tennis are all available nearby.

About this property

Church Farm House is originally believed to date from the mid-16th century with later alterations in the 19th & 20th centuries. The property is built of both a timber frame and brick construction under a plain tiled roof. The property was fully renovated in 1983 with further improvements and modernisation in the last five years and offers both original features and modern facilities such as fireplaces, mullion windows, exposed timbers, solid oak doors, leaded windows, underfloor heating and a well fitted Aga

kitchen.

The versatile and spacious accommodation is laid out over three floors with the ground floor comprising a large reception hall, which has an open fireplace. The hall leads through to a further 3 reception rooms one of which is a delightful, vaulted drawing room with a full height chimney breast and wood burner, doors out onto the terrace and a spacious mezzanine landing above. The dining room, office and study all afford stunning views over the surrounding countryside. The Aga kitchen with a Total Control Electric Aga has an island, excellent range of base and wall mounted units with marble worktops, which continues through into a breakfast area with further storage.

The main staircase rises to the first floor leading through to the master bedroom with dressing room and en suite bathroom. There are another two bedrooms, shower room and family bathroom on this floor. The rear landing carries through to the mezzanine room over the drawing room and a secondary staircase. The second floor has a further two bedrooms, with access to a large roof space.

OUTSIDE

The property is approached through electric gates and a gravel drive fronting the two bay cart lodge with adjacent garage housing the central heating oil tank. A further garage houses the





pool boiler and filtration system. The established gardens are a particular feature of the house. South facing with numerous delightful areas including a large lawned area directly behind the house and a wide stone terrace. Well maintained, the gardens benefit from fully stocked beds with a wide selection of plants including different rose varieties and 60 different varieties of Iris, mature trees and a natural pond. The gardens also boast a walled, heated swimming pool with another terraced and lawned area and a superb pool house to one side with covered seating.

The first timber framed barn houses 4 loose boxes with feed and tack rooms on either side and opens to a concrete hard standing and through to the paddocks. There are a further four steel framed barns: Barn 1: covered sheep pen and hay store along with a side stable and store room. Barns 2,3 and 4 offer excellent storage.

The Granary
To the far end of the outbuildings is a recently converted two storey brick granary/barn conversion. The hall leads to a utility and cloakroom and continues into the well-fitted open plan kitchen. There is a comprehensive range of units with granite worktops and modern appliances. This opens through to the vaulted living room with wood burner and doors out to the gardens. Beyond this is a bedroom suite and on the first floor is a further bedroom with ensuite.

SERVICES
Mains water, electricity & drainage. Oil fired central

heating.

DIRECTIONS

From Ipswich, travel in a north easterly direction towards the village of Tuddenham St Martin. Just after entering the village and before you reach the bridge and The Fountain public house, the entrance to Church Farm house will be seen on the right hand side.

Tenure

Freehold

Local Authority

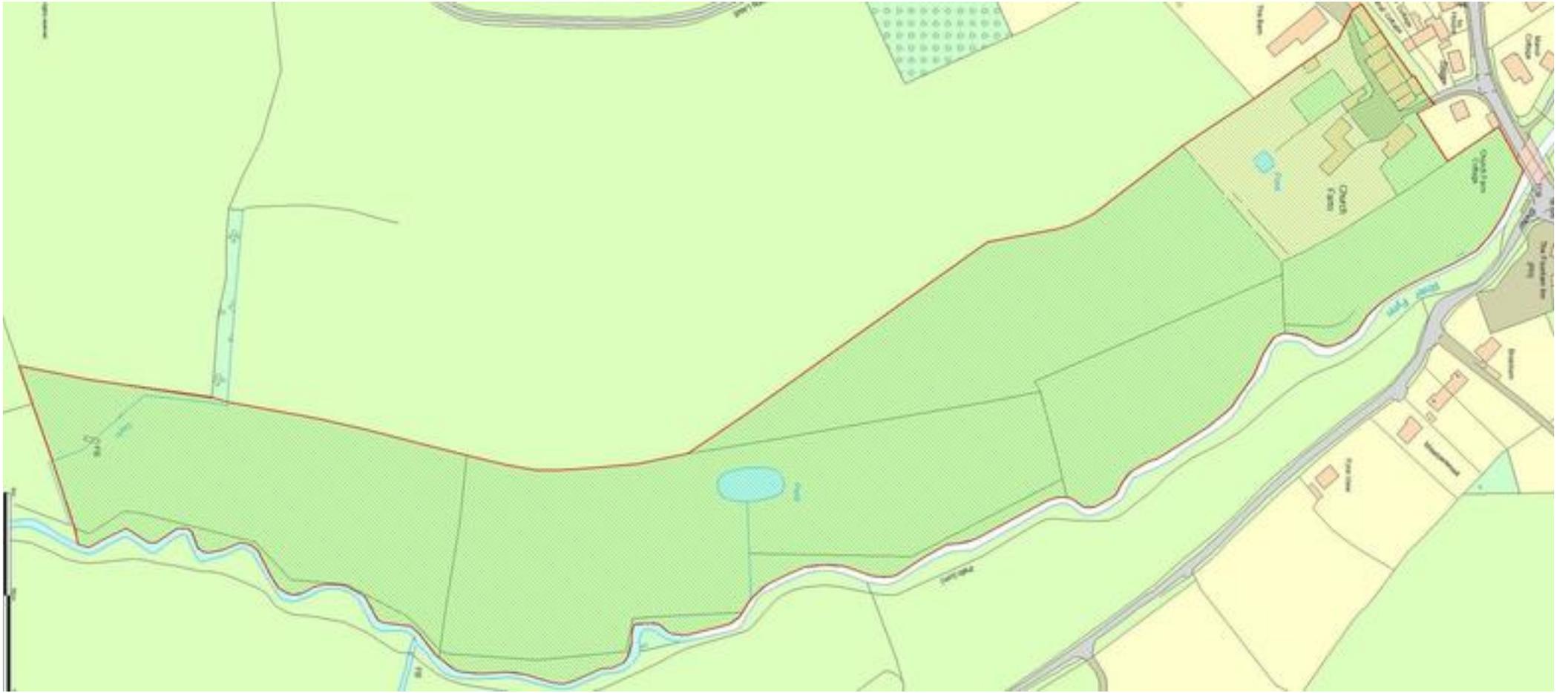
Suffolk Coastal District Council

Viewing

Strictly by appointment with Savills





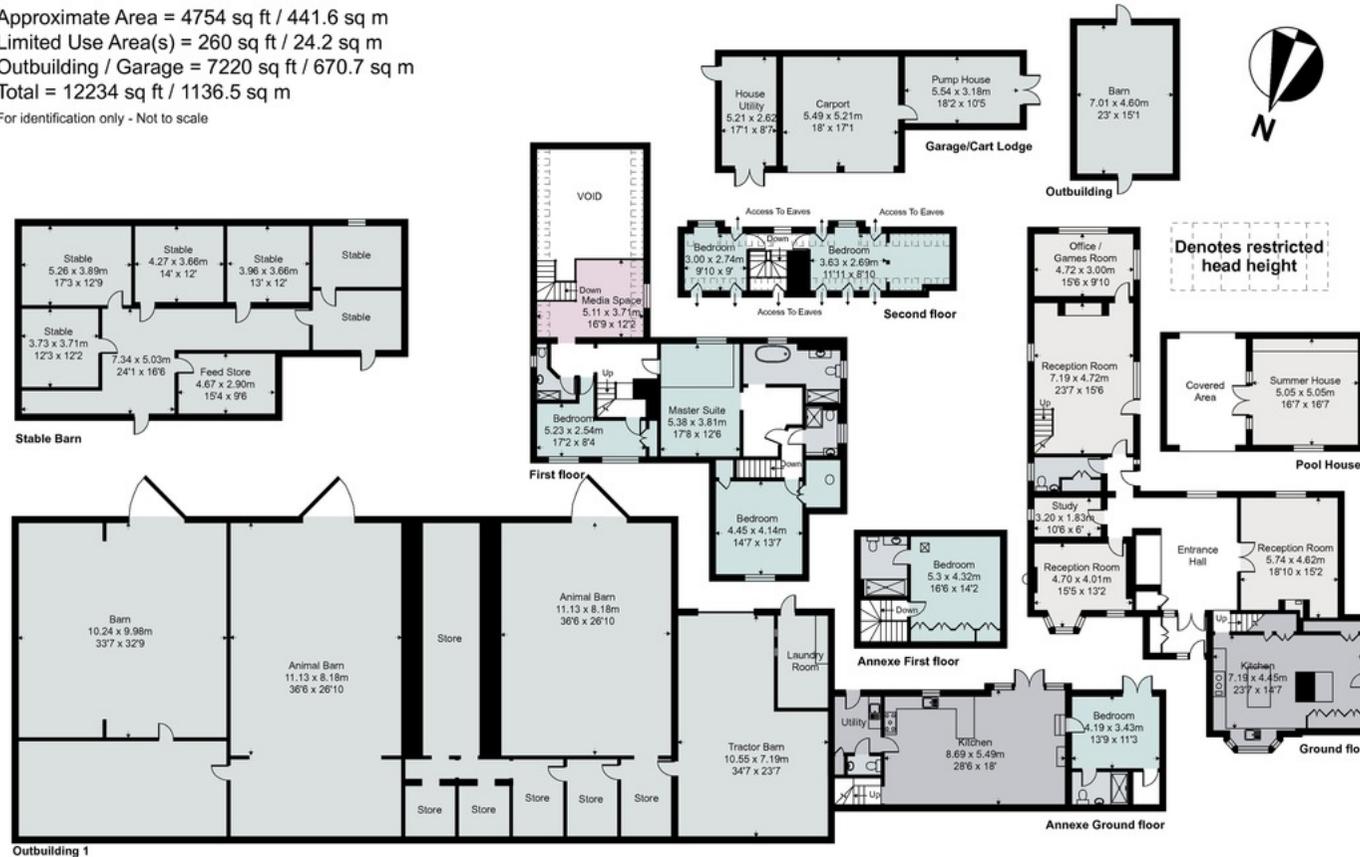




The Street, Tuddenham, Ipswich, IP6 9BT

Approximate Area = 4754 sq ft / 441.6 sq m
Limited Use Area(s) = 260 sq ft / 24.2 sq m
Outbuilding / Garage = 7220 sq ft / 670.7 sq m
Total = 12234 sq ft / 1136.5 sq m

For identification only - Not to scale



RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlschem 2021. Produced for Savills (UK) Limited. REF: 680743

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