



## Spacious barn conversion in a tranquil rural setting

**Wentworth House, Nettlestead, Ipswich, Suffolk IP8 4QS**

Freehold





5 double bedrooms • 3 bath/shower rooms • 4 reception rooms • Aga kitchen/breakfast room, boot room • store/shed, green house • triple garaging • delightful gardens • About 1 acre

#### Local information

Wentworth House is situated in the hamlet of Nettlestead which is located in beautiful Suffolk countryside just north of the village of Somersham and to the west of Ipswich. Somersham has a village pub 'The Duke of Marlborough', primary school, garage, village hall & community shop. Ipswich has a wide range of shopping, commercial and recreational facilities and there is a main line railway station in the town, approximately 6 miles from Wentworth House, to London's Liverpool Street Station, taking from 65 minutes. There is also good access to both the A14 and A12 trunk roads which lead to London, Cambridge, the Midlands and the major motorway network beyond.

#### About this property

Wentworth House is half of a substantial brick and flint barn conversion. The conversion took place in 1987 and has been in the same ownership since the conversion took place. The accommodation is arranged on three floors and briefly comprise:

#### Ground Floor

The front doors opens into an entrance hall with limestone floor tiles, deep cloaks cupboard and through to a shower room. The sitting room has a raised wood burner, oak flooring and full height window with attractive outlooks over the front garden. A glazed door from the hall opens into the snooker room with oak block flooring, galleried landing

and staircase to the first floor. Steps lead to the drawing room. Brick fireplace and wood burner, pine floorboards and double partly glazed doors to the dining room which has a glazed wall looking out to the gardens and feature flint and brick wall. The kitchen/breakfast room has oak panelled base units incorporating a four plate hob with extractor over, double sink unit, 2 oven gas Aga, limestone flooring, island with breakfast bar. Further doors to the garden and a walk-in pantry. The utility/boot room has one wall fitted with slatted shelving units and work tops incorporating a large sink unit. Door to outside. To the end of the room is the plant room with the house boiler and water tanks.

#### First Floor

The first floor has a large galleried landing overlooking the snooker room. The principal bedroom has oak floorboards, attractive views over the gardens, walk-in dressing cupboard and an ensuite bathroom. There are two further double bedrooms each with doorways leading to a small internal landing. Family bathroom with well-fitted bathroom suite and attractive views.

#### Second Floor

The second floor leads onto a central galleried landing with access to 2 large bedrooms both of which have far reaching views and one with a fitted storage cupboard to one end.



#### Outside

The house is approached over a long drive which sweeps through lawned gardens and culminates in a parking area which fronts the double car port and single garage. Delightful views of the wooded gardens and lake can be seen from the front. To the side is a greenhouse, raised beds and a path leading to the back of the house where there are wide terrace areas and a garden shed. The lawned gardens to the rear of the house feature several specimen trees including quince, mulberry, fig and cherry. The house is adorned by a trained grape vine and the lawned gardens enclosed by established hedging and trees.

#### Directions

Take the B1067 Bramford Road from Ipswich through the village of Bramford and at the staggered cross roads turn right onto the B1113 Loraine Way and immediately left onto the Somersham Road. Travel through the village of Somersham, turn right into Hall Lane at the Duke of Marlborough. Continue up the hill and turn right onto the private drive after 1/3 of a mile. The house is set back from the road before reaching the lake and St Mary's Church.

#### SERVICES

Mains electricity and water. Oil central heating. Private drainage. Propane gas for Aga. PV array with FIT payments.

#### COVENANTS

The property is subject to various covenants details of which are available through the selling agent.

#### Tenure

Freehold

#### Local Authority

Mid Suffolk District Council - Council Tax band E

#### Viewing

Strictly by appointment with Savills





## Wentworth House, Nettlestead, Ipswich, IP8 4QR

Approximate Area = 4211 sq ft / 391.2 sq m (includes garage / excludes carport & void)

Limited Use Area(s) = 225 sq ft / 20.9 sq m

Outbuilding = 96 sq ft / 8.9 sq m

Total = 4532 sq ft / 421 sq m

For identification only - Not to scale



Denotes restricted head height

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		63	64
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2022. Produced for Savills (UK) Limited. REF: 850819

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