



THE
LARK
PARTNERSHIP

Felixstowe | Suffolk

Coastal Charm

Fourteen miles from Ipswich and connected to it by the A14 is the charming Edwardian coastal town of Felixstowe. It has a delightful seafront with colourful gardens, a recently renovated pier and a selection of lovely beaches. There is an annual carnival, a theatre, a book festival and a bustling town centre with plenty of independent shops, cafes and restaurants. The A14 loops round the town and there is a station with trains running into Ipswich which connect to London Liverpool Street. The seafront has a long promenade lined with colourful beach huts which runs on to the hamlet of Old Felixstowe with its fish sheds, jetties and the ferry connecting it with Bawdsey. Located at the tip of the peninsula with the rivers Orwell and Deben running down either side, Felixstowe has plenty of open green spaces and leisure activities. It is on the edge of the Suffolk Coast and Heaths AONB and within easy reach of any number of pretty villages and lovely pubs, cafes and restaurants. Just a twenty five minute drive from Ipswich, it enjoys the ideal location by the sea yet within a short drive of the county town.

Close to the seafront on a quiet road is this stunning colonial style detached house, absolutely immaculate within and without. The present owner bought the building plot five years ago and designed his perfect house, based on the New England homes of some of his business partners around the Boston area. Built in wood and with the classic veranda and balconies of the region, every design detail has been thought through with care and the result is a beautiful, elegant, contemporary home with an enchanting garden. Painted throughout in Farrow and Ball's Antique White and Winter Grey, it is filled with light and constructed with an eye to comfortable contemporary living. Approaching the house via the stone path which runs up the centre of the lawn, the vista is framed by foliage, again in the New England style. There is plenty of room to park on the gravelled space, a large cart lodge to the right of the gates provides storage and further parking, and the garden is thoughtfully planted up with deep green acers, hydrangeas, silver birches, flowering cherries, a yellow Robinia tree and roses. Fragrant jasmine and climbing roses twine thickly on the fence.





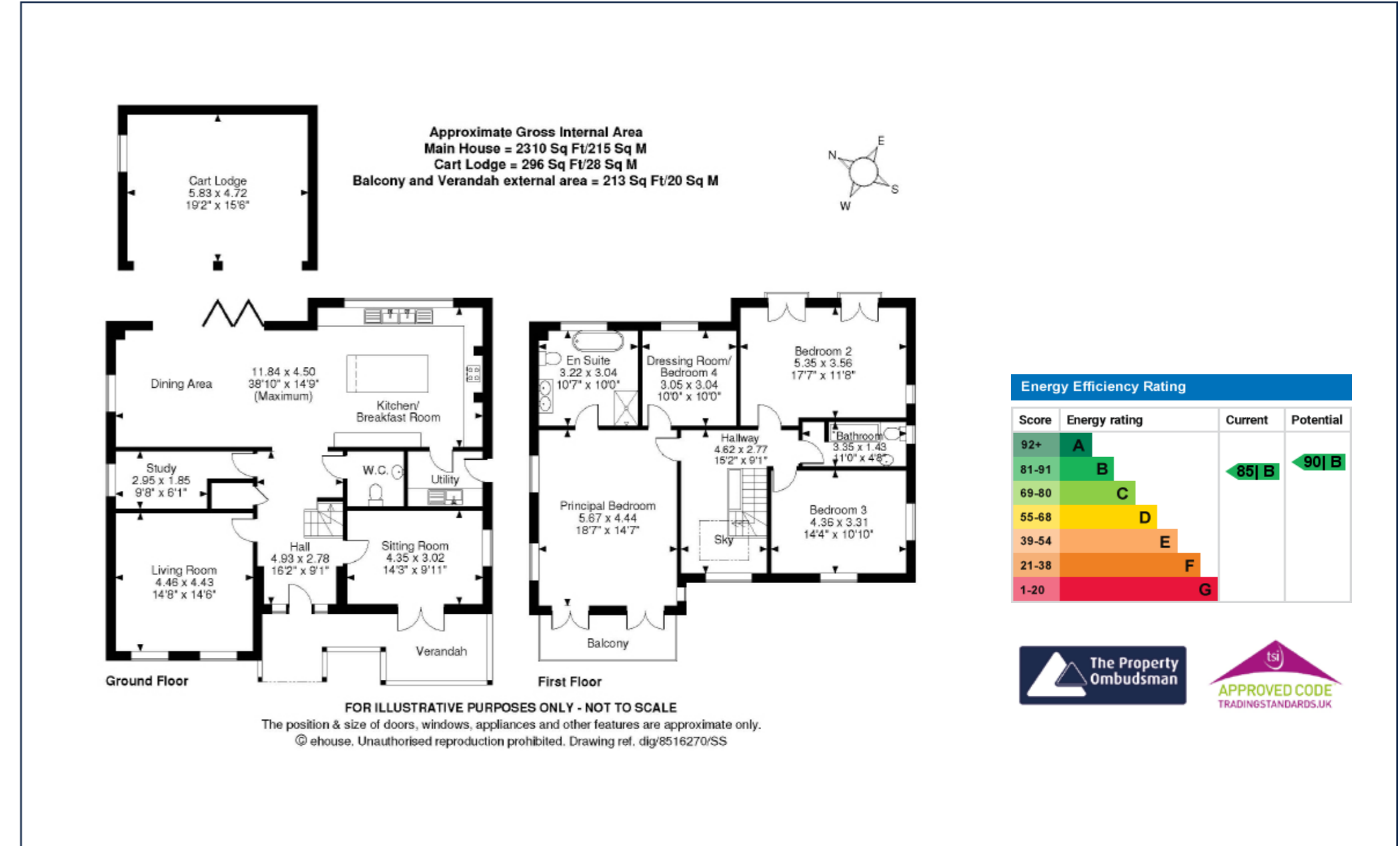
The roomy veranda is a wonderful feature, with plenty of room for seating and with the fragrant purple spikes of wisteria climbing over the frontage. The owner loves to sit on it in the evening and enjoy the sunshine, while the morning sun hits the patio at the back. The pretty front door opens into a delightful hallway with a panelled wooden ceiling painted in Winter Grey and with the useful cloakroom off to the right. To the left is the spacious dual aspect living room with its views over the front garden. The small study next door is invaluable for working from home and could always be used as a playroom or hobby room if required. The second sitting room benefits from a set of double doors on to the veranda and this could be used as a pleasant dining room with large parties overflowing on to the veranda.

The striking open-plan kitchen/breakfast room and dining area was planned to be clean and crisp but not sterile, and this is manifestly clear from the wonderful flow and beautiful design. Non-scratch white marble worktops, white cabinets, an island with drawers and extra power sockets, on-trend pendant lighting, a Belfast sink, an integrated pink Smeg electric oven with gas hob, integrated dishwasher and tall fridge and freezer all work together to give this amazing space a real sense of style. The owner spends most of his time in here and it is a joy in which to cook and entertain. The bifolds lead out into the garden and all in all, this beautiful space is an absolute dream. There is more than enough room for informal and formal dining and the breath-taking views from the garden only add to this wonderful space's charm. The utility room has a washing machine, dryer and extra cupboards with a stable door leading outside.

LOCATION

The staircase rises to the spacious landing flooded with light from the striking glass roof lights let into the roof. There is more than enough room for furniture up here, making the landing almost an extra room, ideal for reading, relaxing or just daydreaming. Leading off to the left is the luxurious master suite with its balconied bedroom, dressing room and elegant four piece en suite bathroom. The dual aspect bedroom has two sets of double doors leading on to the balcony with stunning views over the garden and the tang of the sea in the air. The owner loves to drink his first cup of tea of the day on the balcony while soaking up the peace and quiet. The dressing room with its hanging rails is the perfect space for extra storage, but could just as easily be converted into a fourth bedroom. The beautiful en suite has a freestanding claw foot bath with shower over, a walk-in shower and his and hers basins, as well as a pretty grey and white patterned floor adding to the clean and crisp style. The dual aspect bedroom to the front is a good sized double while the back bedroom benefits from two sets of double doors onto the flower-bedecked Juliet balconies. The sleek three piece family bathroom is decorated in crisp shades of white and grey with a bath and plenty of storage.

The immaculate back garden is mainly laid to lawn with a lovely stone patio by the bifold doors, a further circular stone patio on the lawn and a pretty little summerhouse. The owner has planted up with the garden with an eye to colour, shade and privacy, with a large strawberry tree providing a shady canopy, a tall tonka tree, fragrant roses and plenty of shrubs and perennials. The beds are full of colour and texture and the sun falls on the garden in the mornings, making it ideal for enjoying al fresco breakfast. The seafront itself is only a three minute walk away, the road is not used by tourists to park their cars and all the delights of Felixstowe are on the doorstep. Immaculately designed and laid out, this remarkable colonial style house enjoys an unparalleled coastal location, benefits from light-filled and flexible accommodation and beautifully laid out grounds. Truly, it is one in a million.



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