



THE
LARK
PARTNERSHIP

Ipswich | Suffolk

A SUNNY DISPOSITION

East Suffolk is a deservedly popular part of the county, encompassing rivers, heaths and woodland and the stunning Heritage Coast with its gracious resorts of Walberswick, Southwold, Aldeburgh and Thorpeness, so popular with tourists and families alike. Other attractions in this region include RSPB Minsmere, Sutton Hoo and historic Framlingham Castle with its Mere and delightful views over the surrounding countryside. Transport links are excellent in this part of the county with the A12 running north to Lowestoft and south to London via Colchester and Chelmsford. There are regular fast services into Ipswich on the East Suffolk Line and thence straight into London Liverpool Street in under two hours, making this part of Suffolk ideal for those who commute to work.





In eastern Ipswich, near Derby Road station, is one of the landmark buildings in the town. The former St Clements Hospital, built in 1866, was converted in 2018 into a number of luxury dwellings which enjoy the perfect urban location with every amenity and convenience on the doorstep. As a development, it is well-served with a golf course on site and beautiful communal grounds and gardens. In the annexe part of the building abutting the original hospital is this delightful house arranged over three levels. The present owners bought it in 2019, attracted by the beautifully proportioned spacious rooms, the period features (including large Victorian windows and cast iron Victorian radiators) and immaculate interior. Its proximity to the station and A12 and A14 is also perfect for the commute to work. Since moving in, they have added uplighting outside, put in security lights, installed electric blinds in some of the rooms and put dimmer switches in the kitchen and living room. The front door opens straight into the light-filled, spacious hall with its feature exposed brick wall to the right and understairs cupboard. There is a particularly lovely flow in this part of the house as the front door opens into it at one end and the back door at the other, allowing natural light to pour in. A smart, contemporary cloakroom can be found to the left with smart fittings in a neutral palette and plenty of storage space.

Leading off the left of the hall is a room currently used by the owners as their TV lounge. If desired, it could easily be used as a third bedroom. It is a charming space with a wooden floor, cast iron radiator and Victorian sash window, the perfect place to relax after a hard day's work over a glass of wine. To the right of the hallway is the airy, open plan triple aspect kitchen/living/dining area with a pair of double doors leading out on to the courtyard. The kitchen has cabinets painted in an on trend soft grey, the worktops are engineered white quartz, there is an integrated electric oven with gas hob and extractor hood, the walls are covered in high gloss white subway tiles and pale paint, there is an integrated dishwasher, washing machine and fridge/freezer and lovely views through the sash window. Leading off the kitchen is the living/dining area with a wooden floor and pale paint on the walls, accentuating the high ceilings and light-filled interior. There is plenty of room for a dining room table and chairs, plus sofas, and this is the ideal space for informal dining, kitchen suppers and parties. Bi fold doors open out on to the courtyard bringing the outside in on warm days.



Beautifully Appointed



"The property is well balanced with period features and modern touches..."





A separate staircase leads from the kitchen down to a generously sized area featuring ample storage and fitted wardrobes, currently used by the vendor as a dressing room. This versatile space also lends itself well to use as a study or home office. A door from this area opens into an additional room, currently arranged as a third double bedroom with fitted wardrobes and a modern wall-mounted radiator. This room offers flexible use and could serve equally well as a hobby room, playroom, or home cinema.

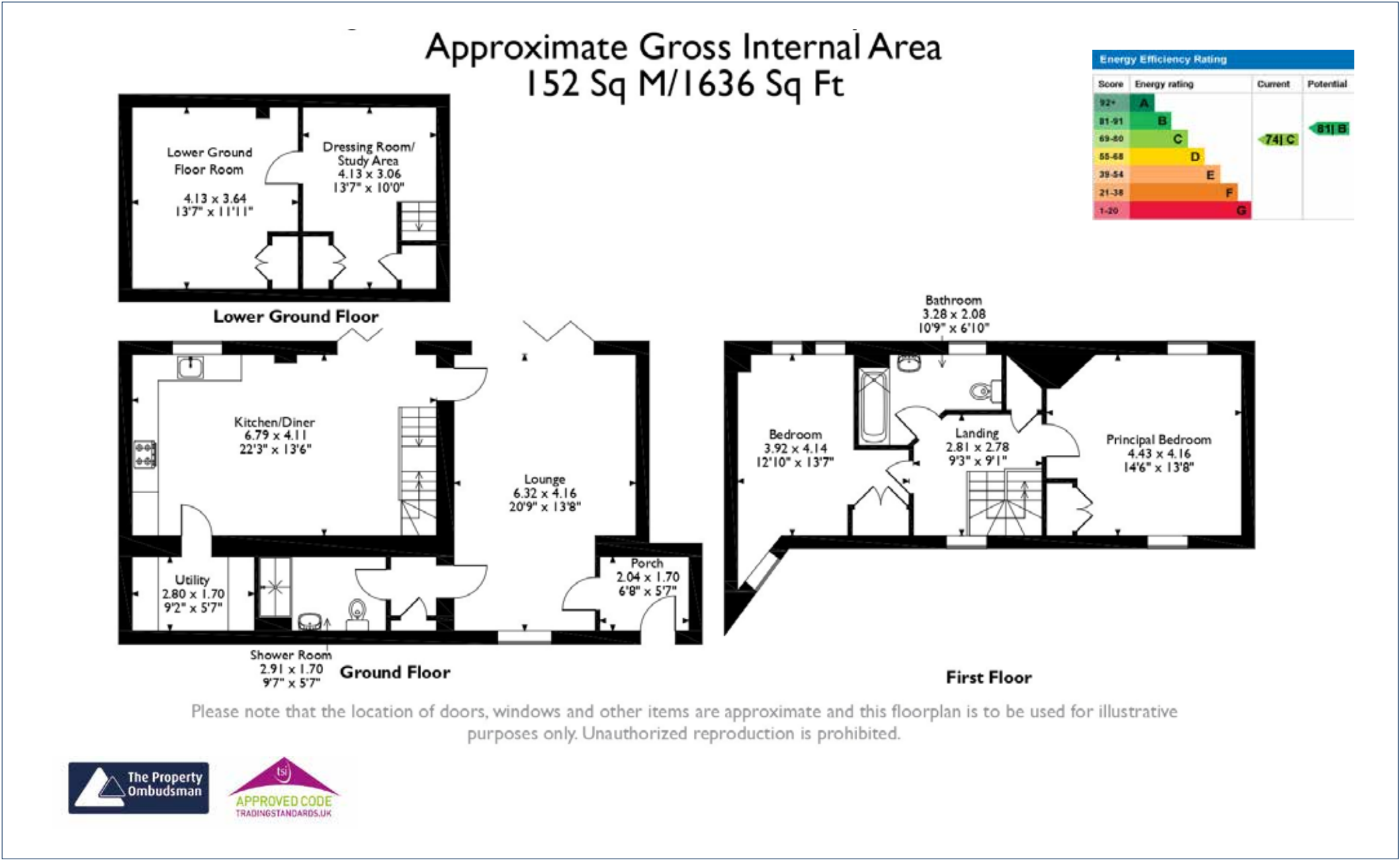


LOCATION

The lovely courtyard is paved with Indian ribbon sandstone and gravel, giving good drainage. The owners very much enjoy the chance to enjoy container gardening out here and it is the perfect place to relax with a cup of tea and a good book, to eat al fresco or entertain friends. The neighbours are friendly and the community is vibrant and supportive.

Ipswich is well connected to other parts of the country and the ideal place to live for those who have to commute to work. Regular fast trains operate to London Liverpool Street and the A12 runs south via Colchester and Chelmsford. There is a vibrant cultural scene, plenty of cafes, restaurants and pubs and a number of beautiful open green spaces, including Christchurch Park and Christchurch Mansion, Holywells Park and Landseer Park. There are a wide variety of state and private schools and the renovated waterfront and marina is a popular destination for tourists and locals alike. Beautiful Woodbridge with its Tide Mill and river walks is only a fifteen minute drive away and the lovely expanse of Rushmere Common with its golf club is a short drive away. The Heritage Coast with the gracious resorts of Southwold, Walberswick, Aldeburgh and Thorpeness is an easy drive north on the A12.

As part of a historic landmark building, this lovely home is simply bursting with charm, elegance and original features. It has a light, inviting and immaculate interior and versatile accommodation to suit any family configuration. The ground floor reception room works very well for entertaining but could equally be used as a guest bedroom or even a home office. With irresistible period charm, a private and secluded low maintenance courtyard, large well-proportioned rooms, an enviable location close to the centre of town, amenities on the doorstep and excellent transport links, this gracious property is a jewel in the lovely setting of Ipswich.



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.

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