



The Manor House

Clopton, Woodbridge, Suffolk

A charming Grade II listed property with a number of outbuildings in a village location.

A handsome 16th century Grade II listed timber-framed manor house with superb equestrian facilities, manège and an array of useful outbuildings set in 5 acres of gardens and grounds with far-reaching countryside views.



3 RECEPTION ROOMS



3 BEDROOMS



2 BATHROOMS



CART LODGE, STUDIO & STABLES



5.12 ACRES



FREEHOLD



RURAL/VILLAGE



2,170 SQ FT



**GUIDE PRICE
£895,000**



The property

The Manor House is an impressive Grade II listed family home steeped in history, offering spacious, flexible accommodation arranged over three floors with period features throughout, including beautifully exposed beams and original fireplaces.

The ground floor accommodation centres around an impressive, double-height sitting room with galleried landing above, large central fireplace, quarry-tiled floor, inset ornate beamed ceiling and panelling to one end. Offering a fabulous space in which to relax or entertain, the room leads through into the dining area and kitchen to one end, and the part-panelled study to the other, offering views across the garden. The kitchen offers a comfortable space in which to create, with a range of cabinetry, a large freestanding central island, an Aga and ample space for dining, with a door leading to the fitted utility room with walk-in store and a stable door to outside.

On the first floor, which features a wealth of exposed wooden flooring, the galleried landing leads to a large

principal bedroom with feature fireplace, dressing room and en suite bathroom. A further double bedroom, family shower room and useful cloakroom completes the first floor. A separate staircase rises to the second floor, which houses the property's remaining double bedroom with walk-in store.

Outside

The property is approached over a gravelled driveway offering parking for a number of vehicles and provides access to the open-sided cart lodge. The wraparound garden surrounding the property is laid mainly to lawn interspersed with mature specimen trees, numerous seating areas and a pond. Within the garden is a studio outbuilding with internal shower room and kitchenette, creating ideal guest accommodation. The whole enjoys far-reaching views over the property's enclosed grounds which includes an all-weather manège flanked by a stable block with hardstanding, five loose boxes and two stores. A second driveway leads from the main road to the stables, with an area of hardstanding ideal for equestrian vehicles.



Location

Set on the River Lark, Clopton village has a church and village hall. Nearby Grundisburgh has a village green, church, chapel, village hall, local shops, a Post Office, GP surgery, public house, primary school and popular playing field. The market town of Woodbridge offers a wide variety of amenities including boutique and high street shopping, services, public houses, a cinema, leisure centre, golf course, marina and state and private schooling. More extensive amenities are available in the county town of Ipswich. The area's wider sporting facilities include sailing and fishing on the estuaries of the Deben, Orwell and Alde together with numerous golf courses. Communications links are excellent: the A14 (8.0 miles) gives access to Ipswich, the Suffolk Heritage Coast and the motorway network, and Woodbridge station (6.3 miles) offers convenient links to Ipswich and London Liverpool Street (75 minutes).

Planning

The vendor has recently consulted East Suffolk District Council for Pre-Application Advice for Internal alterations to provide a new staircase; Extension to link to existing garage to provide utility areas and a cloakroom; Conversion of existing garage to create a kitchen; First floor gable extension above existing pantry to provide staircase headroom and new bathroom. Of course any scheme to extend would be subject to full planning approval, and prospective purchasers are advised that they should make their own enquiries of the local planning authority. Further information regarding the Pre-Application Advice is available upon request.



Distances

- Clopton 1 mile
- Grundisburgh 3.1 miles
- Woodbridge 6 miles
- Ipswich 8 miles

Nearby Stations

- Woodbridge
- Melton
- Ipswich

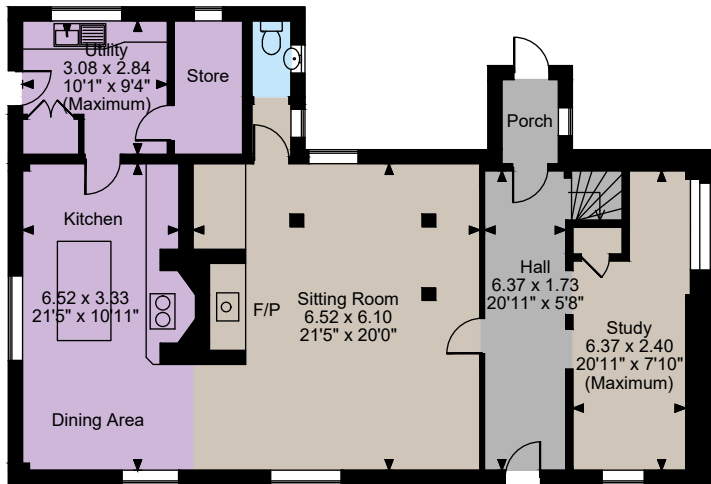
Key Locations

- River Deben at Woodbridge
- Framlingham Castle
- Coast at Aldeburgh
- Helmingham Hall and gardens

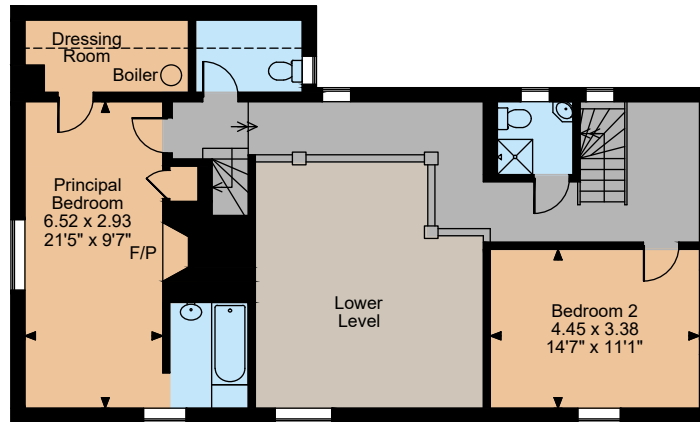
Nearby Schools

- Grundisburgh Primary School
- Farlingaye High School
- Otley Primary School
- Woodbridge School
- Framlingham College and Prep

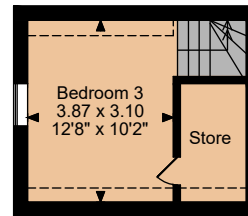
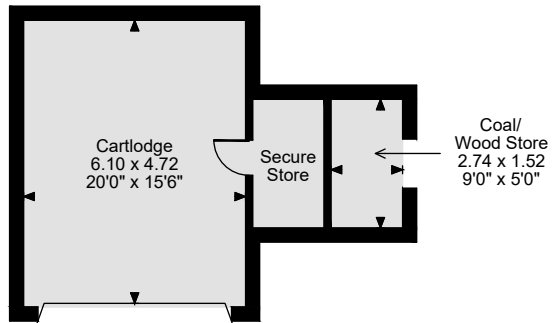




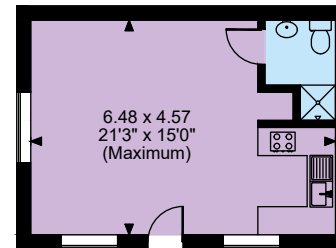
Ground Floor



First Floor



Second Floor

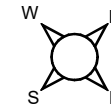


The Studio

The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8634022/SS



Floorplans

House internal area 2,170 sq ft (202 sq m)

For identification purposes only.

Directions

IP13 6SH

what3words: ///dentures.combos.client will take you to the entrance of the driveway

General

Local Authority: East Suffolk District Council

Services: Private drainage which may or may not comply with current regulations. Oil-fired central heating. Mains water and electricity.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F

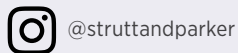
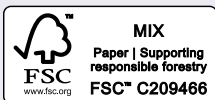
Suffolk

The Stables, Wherstead Park, Ipswich, Suffolk IP9 2BJ

01473 220444

ipswich@struttandparker.com

struttandparker.com



Over 50 offices across England and Scotland, including Prime Central London

For the finer things in property.



IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken January 2025. Particulars prepared January 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited