



Palmer & Partners



California Lane, Hintlesham,
Ipswich, Suffolk, IP8 3QJ
Guide Price £750,000 to £800,000

Palmer & Partners

The leading independent agents in Essex & Suffolk

palmerpartners.com

- Rural Location
- Plot of Approximately 0.5 Acre (STS)
- Stunning Detached Family Home
- Four Double Bedrooms
- Three Separate Reception Rooms
- 35ft Conservatory
- Newly Fitted Kitchen, Utility & Shower Room
- Ground Floor WC & an En-Suite Shower Room
- Scope to Extend to Rear & Into Attic (STPP)
- Scope to Convert Garage & Roof Space (STPP)
- Field Views to Rear & Paddock Views to Front
- Ample Off-Road Parking & Double Garage

Palmer & Partners are delighted to present this stunning four-bedroom detached family home, discreetly positioned along a private lane in a rural setting on the outskirts of the highly sought-after village of Hintlesham. The property offers convenient access to the A12 and A14 commuter routes and enjoys an enviable position with unspoilt field views to the rear and open paddocks to the front. Occupying a plot of approximately 0.5 acre (subject to survey), the home offers excellent scope for extension and further development, subject to the relevant planning permissions.

There is potential to extend into the rear garden or convert the existing attic, which currently comprises two attic rooms with Velux windows – ideal for creating a home office, studio, or craft room, subject to planning permission. In addition, the double garage with its generous roof space presents further opportunities for conversion into a studio, home office, gym, or ancillary accommodation for family members or guests, again subject to the necessary permissions.

The current owners have significantly upgraded the property, including replacement of most windows and doors, new fascias and soffits, installation of a brand-new kitchen, utility room, and shower room, the addition of a water softener, and the fitting of a new oil boiler and pressurised hot water system.

Accommodation comprises a spacious entrance hallway, two reception rooms – including a living room with a wood burning stove – and a magnificent 35ft conservatory spanning the full width of the property. The ground floor also features a generous newly fitted kitchen/breakfast room, a utility room, cloakroom and a study. On the first floor there are four double bedrooms, one benefitting from an en-suite shower room, along with the family shower room. The attic provides two further spacious rooms which, subject to the necessary planning permissions, offer excellent potential for conversion.

Hintlesham is a picturesque village located approximately halfway between Ipswich and Hadleigh. It is best known for Hintlesham Hall, a



16th-Century Grade I listed country house that has been beautifully restored and now operates as an elegant hotel. The village is also home to the highly regarded Hintlesham Golf Club, featuring an award-winning clubhouse, as well as Birch Farm Children's Centre, which offers a wide range of physical and educational activities for children of all ages and includes a vibrant on-site coffee shop.

Additional local amenities include a church, an OFSTED 'Outstanding' primary school, 'The George' public house, the Hintlesham Community Centre, and convenient bus links to both Ipswich and Hadleigh.

Entrance Hall: The spacious hallway offers an immediate sense of light and openness, featuring a radiator and a staircase rising to the first floor. There is a useful understairs cupboard providing additional storage, and doors give access to the dining room, living room, and kitchen/breakfast room.

Dining Room: 15'1" x 11'9" (4.6m x 3.58m) A dual aspect reception room with windows to the front and side and a radiator.

Living Room: 15'5" x 15'1" (4.7m x 4.6m) The living room features a side aspect window, radiator, and an attractive brick fireplace housing an inset wood burning stove. A set of double doors, along with a separate single door, provide access to:

Conservatory: 35'7" x 18'2" (10.85m x 5.54m) The conservatory spans the full width of the property, featuring extensive rear and side aspect windows that flood the space with natural light, along with two sets of French doors opening out to the rear garden. Additional features include three radiators, tiled flooring, and double doors leading into:

Kitchen/Breakfast Room: 20'6" x 11'7" (6.25m x 3.53m) The newly fitted kitchen features a range of modern eye and base units with roll edge work surfaces and a sink and drainer. Integrated appliances include a dishwasher, double oven and induction hob with a 'Hob2Hood' extractor, with space provided for an American style fridge freezer. Additional highlights include a central island offering further storage, a vertical radiator,



and a front aspect window overlooking paddocks. Doors lead through to the utility room and study.

Utility Room: 7'10" x 6'8" (2.4m x 2.03m) The newly fitted utility room offers matching eye and base units with roll edge work surface, along with a sink and drainer and a fitted water softener. There is space and plumbing for a washing machine, a radiator, and a front aspect window. A door opens out to the side of the property, and an internal door leads through to:

Cloakroom: Fitted with a two-piece suite comprising a low-level WC and hand wash basin, along with a radiator, tiled floor, part tiled walls, and an opaque side aspect window.

Study: 8'1" x 7'10" (2.46m x 2.4m) Window to the side aspect, a radiator, and a door leading to the kitchen/breakfast room.

First Floor Landing: There is a rear aspect window on the staircase, along with a radiator and an airing cupboard. A further staircase rises to the attic space, and doors provide access to the bedrooms and shower room.

Bedroom One: 15' x 11'5" (4.57m x 3.48m) Window to the rear aspect offering field views, a radiator, and door leading to:

En-Suite Shower Room: A three-piece suite comprising a shower enclosure, low-level WC and vanity hand wash basin with storage beneath, along with a heated towel rail and opaque window to the side aspect.

Bedroom Two: 15'1" x 8'9" (4.6m x 2.67m) Window to the front aspect overlooking paddocks, and a radiator.

Bedroom Three: 11'7" x 10'2" (3.53m x 3.1m) Window to the rear aspect offering field views, and a radiator.

Bedroom Four: 11'7" x 9'11" (3.53m x 3.02m) Window to the front aspect overlooking paddocks, and a radiator.

Shower Room: A three-piece suite comprising a shower enclosure, low-level WC and vanity hand wash basin with storage beneath, along with a heated towel rail and opaque window to the front aspect.

Attic Space: The attic provides two generous rooms which, subject to the necessary planning permissions, offer excellent potential for conversion into a home office, studio, or craft room.

Attic Room One: 27'8" x 9'9" (8.43m x 2.97m) The first attic room is dual aspect with windows to the front and rear, both providing far-reaching views over open fields. The room also features two Velux windows, a radiator, and has some restricted head height.

Attic Room Two: 18'10" x 9'9" (5.74m x 2.97m) The second attic room features two Velux windows, an area of eaves storage, a radiator, and has some restricted head height.

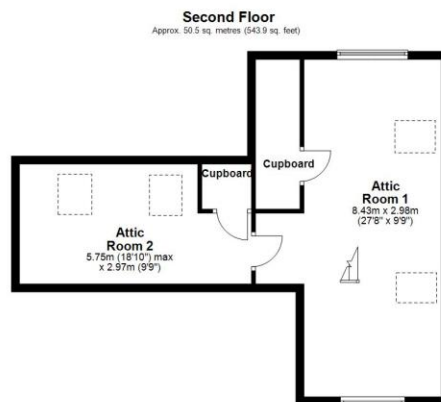
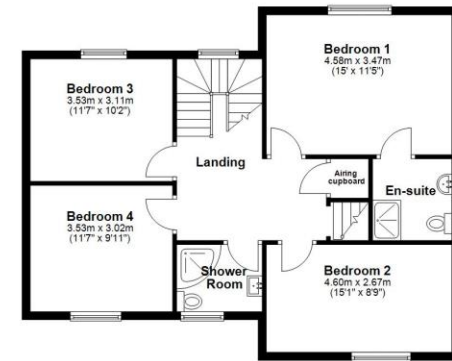
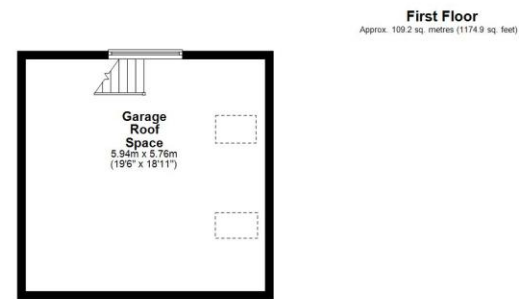
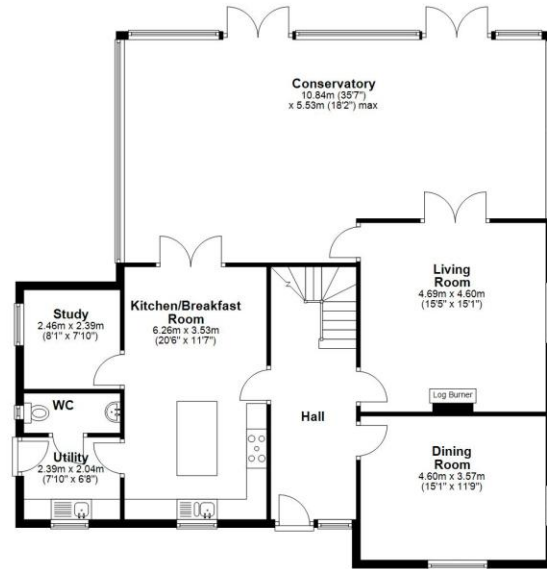
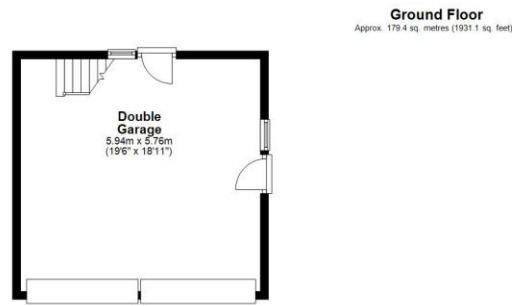
Double Garage: 19'6" x 18'11" (5.94m x 5.77m) The garage features two double doors providing full vehicular access, with additional pedestrian doors opening to the rear garden and side driveway. Windows to the rear and side aspects offer natural light, and power and lighting are connected. A staircase rises to the loft space above.

Garage Roof Space: 19'6" x 18'11" (5.94m x 5.77m) The generous roof space includes two Velux windows and a rear aspect window, all providing far-reaching views over open fields. Power and lighting are connected, and the space benefits from a pitched roof.

There is excellent potential, subject to the necessary planning permissions, to convert the garage and roof space into a studio, home office, gym, or additional accommodation for a family member or guests.

Outside: The property occupies a plot of approximately 0.5 acre (subject to survey) and is approached via a private lane, with double swing gates opening onto a large gravel driveway at the front, providing off-road parking for numerous vehicles. There is access on both sides of the house, with the driveway on one side extending through to the double garage. A timber, portico style porch enhances the frontage, and paddocks opposite the property offer a particularly attractive outlook.

To the rear, the delightful and well-established garden enjoys a high degree of privacy. It is extensively laid to lawn and planted with a variety of mature trees and hedging. A patio seating area leads directly from the conservatory, creating an ideal space for outdoor entertaining. Fencing to both sides provides additional privacy, while the open rear boundary allows for uninterrupted views across the surrounding fields.



Total area: approx. 339.1 sq. metres (3650.0 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.



Attributes

4 Bedrooms, 2 Bathroom, 3 Reception,

EPC Rating: D

Council Tax Band: F



2 St Nicholas Street, Ipswich, Suffolk, IP1 1TJ

01473 211705

suffolk@palmerpartners.com

Palmer & Partners

The leading independent agents in Essex & Suffolk

palmerpartners.com