Chamberlain Phillips
PROPERTY AGENTS



Erwarton, Suffolk

Queens House, The Street, Erwarton, IP9 1LN

Property Overview:

A rare opportunity to acquire a substantial Grade II listed former public house dating from the 17th century, occupying a generous plot of approximately one third of an acre in an attractive semi-rural setting, with far-reaching views across the surrounding National Landscape towards the River Stour.

Rich in period character and scale, the property provides exceptional and highly versatile accommodation extending to in excess of 4000 sq ft, with an impressive range of reception and living spaces that lend themselves equally well to family life, entertaining and working from home.

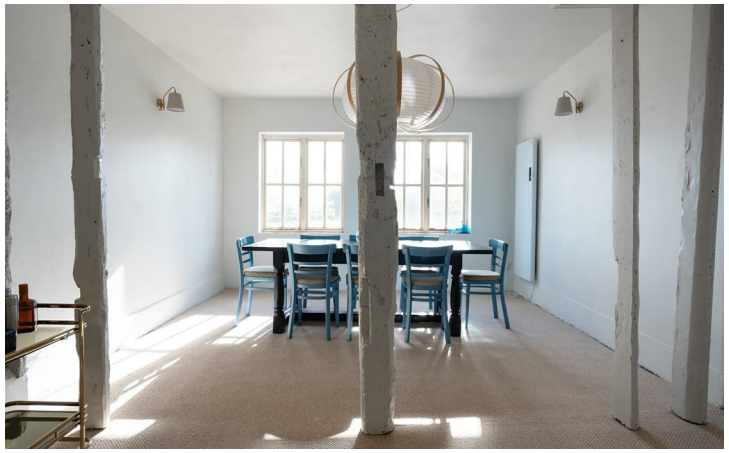
These include a substantial living room, family room, dining room, snug and study, together with kitchen and adjoining butler's pantry, a utility/boot room, cellar and ground floor cloakroom.

The sleeping accommodation is equally flexible, providing four/five bedrooms served by three bathrooms, with the overall arrangement of the house offering considerable scope to adapt the layout to suit individual requirements.

Of particular note is the property's potential to create self-contained annexe or Airbnb accommodation with relative ease, benefiting from the opportunity to provide its own private courtyard and a greater degree of independence from the principal residence. This makes the property especially appealing for those seeking multi-generational living, guest accommodation or a potential income-producing element, subject of course to any necessary consents.

Externally, the house is complemented by extensive off-road parking, together with a garage, workshop and large wood store, while the grounds provide an attractive setting from which to enjoy the surrounding countryside and views.

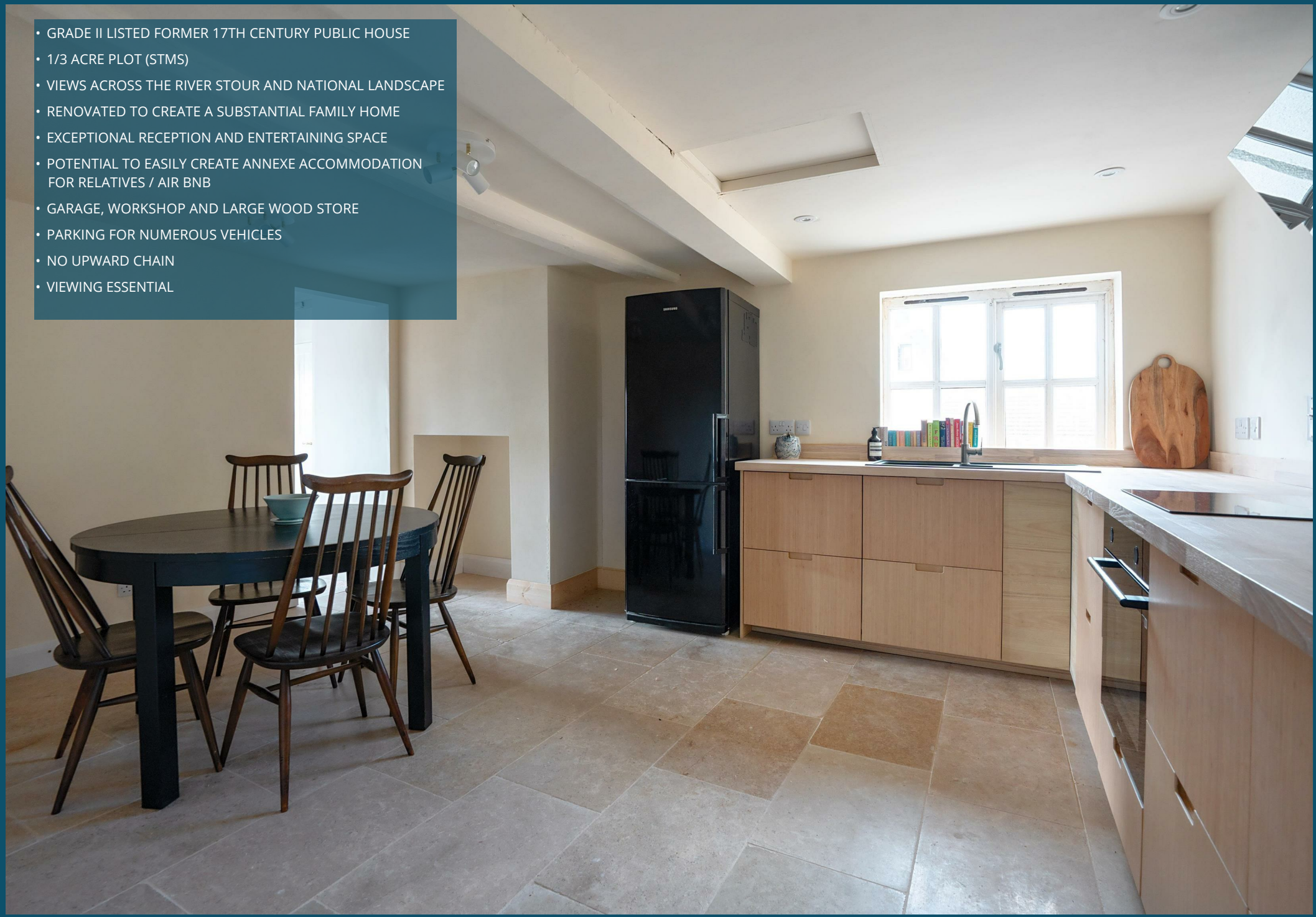












- GRADE II LISTED FORMER 17TH CENTURY PUBLIC HOUSE
- 1/3 ACRE PLOT (STMS)
- VIEWS ACROSS THE RIVER STOUR AND NATIONAL LANDSCAPE
- RENOVATED TO CREATE A SUBSTANTIAL FAMILY HOME
- EXCEPTIONAL RECEPTION AND ENTERTAINING SPACE
- POTENTIAL TO EASILY CREATE ANNEXE ACCOMMODATION FOR RELATIVES / AIR BNB
- GARAGE, WORKSHOP AND LARGE WOOD STORE
- PARKING FOR NUMEROUS VEHICLES
- NO UPWARD CHAIN
- VIEWING ESSENTIAL















Property Setting:

Erwarton is a charming and historic Suffolk village occupying an enviable position on the Shotley Peninsula, on the fringe of the Suffolk & Essex Coast & Heaths National Landscape. Surrounded by gently rolling farmland, open countryside and the wide skies of the Stour Estuary, the village enjoys a particularly peaceful setting, with attractive views towards the River Stour and a strong sense of rural seclusion.

The surrounding landscape is one of the area's principal attractions, characterised by open farmland, woodland, estuary scenery and an extensive network of footpaths and country lanes, making the area particularly appealing for walking, cycling and those seeking a close connection with the Suffolk countryside.

Everyday amenities can be found in neighbouring peninsula villages, including local shops, public houses and community facilities, with a wider range of services available in Holbrook and the surrounding villages. More comprehensive shopping, leisure and cultural facilities can be found in Ipswich, Suffolk's county town, which offers a broad selection of shops, restaurants, recreational amenities and waterfront attractions.

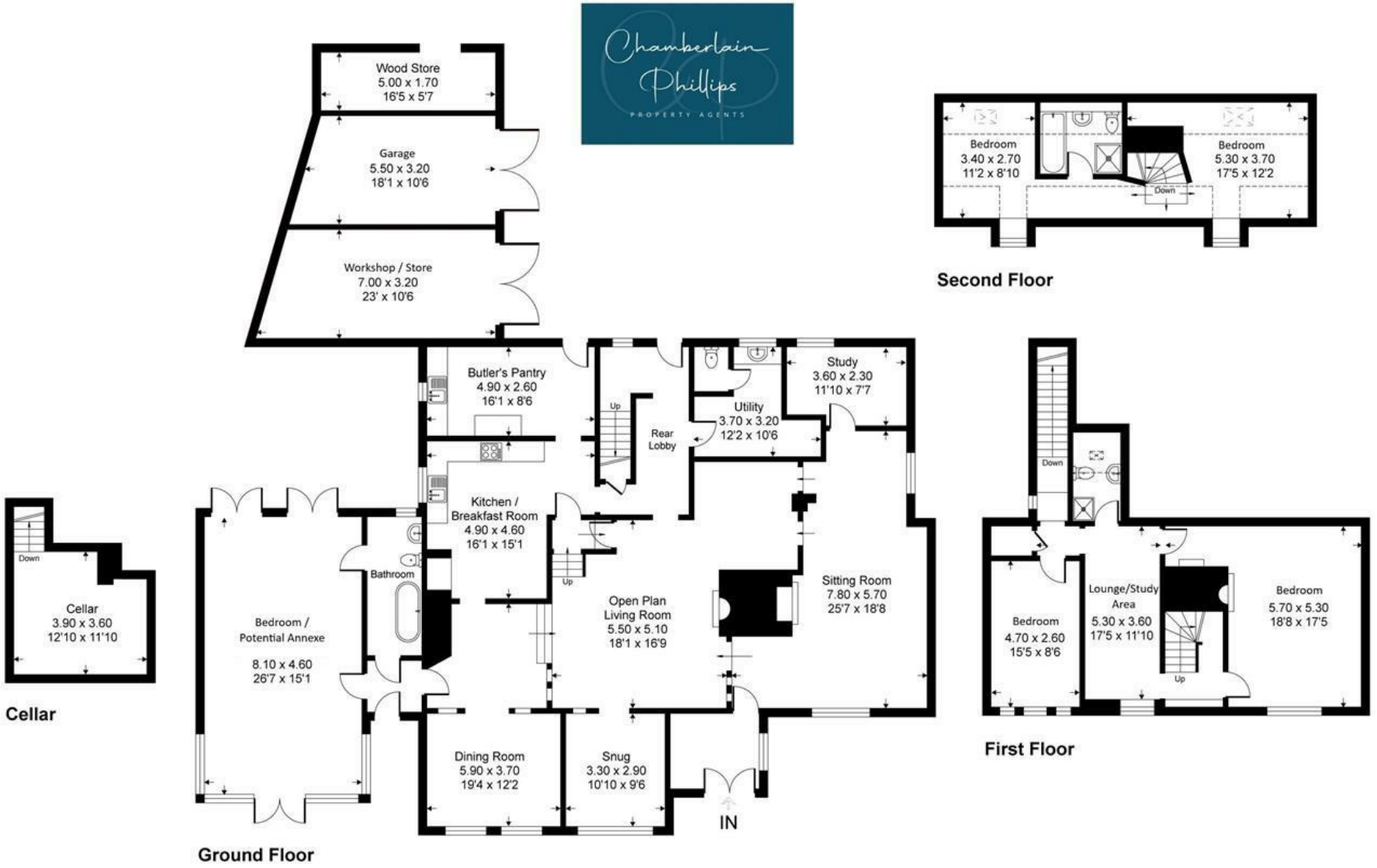
The area is also exceptionally well served for education, with a wide choice of schools in the locality, including a number of leading East Anglian independent schools. Ipswich High School, a co-educational school from Nursery through to Sixth Form, is situated nearby at Woolverstone, while Royal Hospital School at Holbrook provides co-educational secondary education. Ipswich School, St Joseph's College and Orwell Park School are also within convenient reach. In addition, there are a number of well-regarded local schools in Holbrook and neighbouring villages.

Despite its tranquil rural position, Erwarton remains well placed for access to the region's principal centres. Road links lead towards Ipswich and the wider A12 and A14 network, providing onward connections throughout East Anglia. Mainline rail services are available from Ipswich and Manningtree, with direct services towards London Liverpool Street, Colchester and Norwich.

Combining a peaceful village setting, impressive surrounding countryside, strong schooling options and excellent access to Ipswich and the wider transport network, Erwarton offers an appealing balance of rural Suffolk living and accessibility, with the River Stour and the Coast & Heaths landscape forming an exceptional backdrop.

= Reduced headroom

Approximate Gross Internal Area = 289.2 sq m / 3114 sq ft
Approximate Garage / Store Internal Area = 48.7 sq m / 525 sq ft
Approximate Outbuilding Internal Area = 37.2 sq m / 401 sq ft
Approximate Total Internal Area = 375.1 sq m / 4040 sq ft
(excludes restricted head height)



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

Location Map



Viewing

Please contact our Chamberlain Phillips Manningtree Office if you wish to arrange a viewing appointment for this property or require further information.

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The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this

Agents Notes:

Tenure - Freehold
Council tax - B
Services - Electric/mains drainage/water
Heating - Electric heaters
Mobile - All mobile networks are likely
Broadband - Ultrafast is available
* Certain images have been digitally staged or enhanced for illustrative purposes. Any furniture, furnishings, decorative items or other features added digitally are not included in the sale.
Purchasers should rely on their own inspection of the property.

