



WATERWELL HOUSE
Kersey, Suffolk

Carter Jonas

WATERWELL HOUSE, THE STREET, KERSEY, SUFFOLK, IP7 6DY

- 2 miles to Hadleigh
- 7 miles to Lavenham
- 15 miles to Colchester
- 12 miles to Ipswich

Sitting room • Lounge/dining room • Kitchen/breakfast room • Utility • Downstairs shower room • 3 double bedrooms • Family bathroom • Walled gardens • Outbuildings • Parking •

DESCRIPTION

Waterwell House is a charming Grade II listed property offering a wealth of period features throughout, including exposed timbers, herringbone brick flooring and a magnificent inglenook fireplace spanning 10ft. It has an intriguing history, initially being an open hall house, and boasts one of the best dais beam in the country with two ovolo mouldings. You enter into the lounge/dining room, with the impressive fireplace, original flooring and a front to rear view to the gardens, a further sitting room with dual aspect providing natural light. On through to the fitted shaker style kitchen/breakfast room with inset cooker, ample storage and worktop space with double doors out to the old stable block, alfresco dining terrace and established gardens. There is also a convenient utility room and downstairs shower room. Upstairs leads to 3 double bedrooms, with exposed floorboards and well apportioned storage in each, with a family bathroom.

OUTSIDE

Outside forms a further important feature with stunning and private walled gardens, with established flower beds, borders laid lawn, which provides rare Church views, as well as a large alfresco dining terrace and outbuildings/stable block. To the side provides parking for two cars, wood store and further readily available parking on street.

A HISTORICALLY IMPORTANT GRADE II LISTED PROPERTY, DATING BACK TO THE 14TH CENTURY, WITH FLEXIBLE ACCOMMODATION, PRIVATE WALLED GARDENS, SET IN THE PRETTIEST VILLAGE, KERSEY.



LOCATION

Kersey is well known for being one of the prettiest villages in Suffolk. It is centred around a ford, known as 'The Splash', as well as the popular local pub called The Bell. St Mary's Church stands proud at the top of Church Hill, as well as an excellent network of countryside walks. Further amenities include a primary school and Kersey Mill with a cafe, gym, pilates and yoga studios, beauticians, hairdressers and a florist. Hadleigh (under 2 miles) provides for more extensive needs including, a wide selection of shops. There is a selection of highly regarded nearby schools in Ipswich and Colchester. Daily commuting is from Manningtree or Colchester stations, with fastest trains taking from 48 minutes into Liverpool Street.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains Water, electricity, gas and drainage.

Local Authority: Babergh & Mid Suffolk

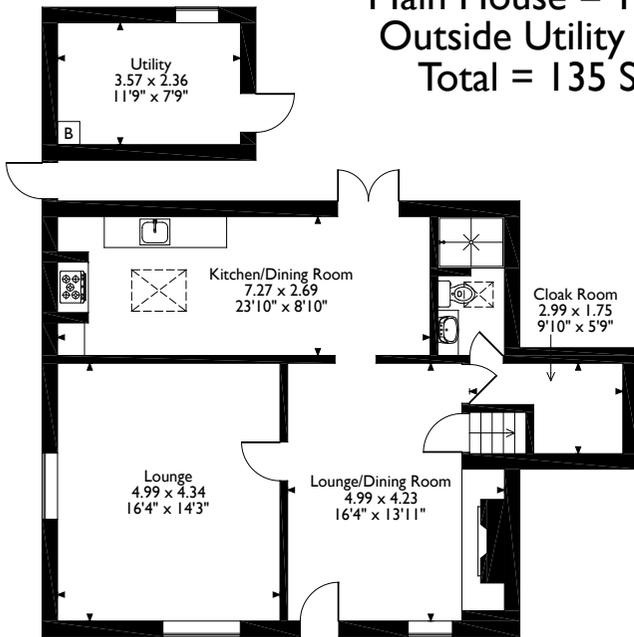
Council Tax: Band F

Viewings: By appointment with Carter Jonas
Tel: 01787 882881

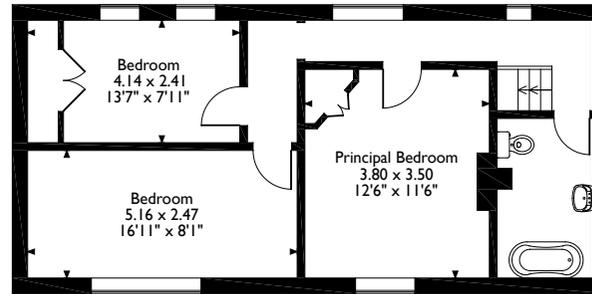
What3Words: ///saturate.speedy.hunter



Waterwell House, The Street Kersey, Ipswich, Suffolk
 Approximate Gross Internal Area
 Main House = 127 Sq M/1367 Sq Ft
 Outside Utility = 8 Sq M/86 Sq Ft
 Total = 135 Sq M/1453 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Long Melford 01787 882881

suffolk@carterjonas.co.uk

Little St Mary's, Long Melford, Suffolk, CO10 9LQ

carterjonas.co.uk

Offices throughout the UK

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.