



## **BASTS, GRUNDISBURGH, WOODBIDGE, SUFFOLK, IP13 6TB**

- Woodbridge - 4 miles
- Ipswich - 7 miles
- Stowmarket 15 miles
- Aldeburgh - 20 miles

6 Bedrooms • 3 Bathrooms • 4 Unconverted attic Rooms • Reception Hall • Sitting Room • Dining Room • Drawing Room • Study/Library • Kitchen/Breakfast Room • Utility Room • Cloakroom/WC • Annexe • 2 Bedrooms • Bathroom • Utility Room • Vaulted Sitting Room • Kitchen/Dining Room • Suffolk Barn • 3 Cartlidges • Stable Barn • Garden Barn • Ponds •

### **DESCRIPTION**

Understood to derive its name from William Bast, Prior of Woodbridge 1345 to 1350 whose family and ancestors held lands and manors adjacent to Grundisburgh from early in the 14th Century. Basts is reputed to have been built by Thomas Wall in about 1510 and stands on the site of an earlier house and manor. Listed Grade II\* as being of special architectural or historical interest, Basts is a fabulous example of historic vernacular architecture, with the imposing twin jetties demonstrating and displaying the wealth and status of the original owner. Today, Basts offers substantial three storey accommodation retaining a wealth of fine period features including inglenook fireplace, richly moulded exposed timber frame, mullion leaded windows, oak panelling, and parquet flooring. Indicative of properties which have remained in the same ownership for several decades, various aspect of the accommodation are undoubtedly somewhat dated and the house would benefit from updating and refurbishments.

**AN HISTORIC FORMER MANOR HOUSE LISTED GRADE II\*, OFFERING EXCITING ONWARD POTENTIAL, IN GROUNDS OF TEN ACRES WITH SUBSTANTIAL SUFFOLK BARN AND SELF-CONTAINED ANNEXE.**







Enjoying three good reception rooms on the ground floor together with a first floor sitting room, the main house has a large farmhouse kitchen, boot-room/utility, six bedrooms, bathroom and separate shower room. The west end of the magnificent Suffolk barn has been converted to provide a spacious two storey, two-bedroom annexe, which has recently undergone extensive refurbishments and provides immaculate accomodation. The remainder of the barn offering tremendous scope for a wide range of uses. There are a further range of smaller outbuildings, perfect for storage/conversion.

#### **OUTSIDE**

Basts has grounds extending to approximately 10 acres (4.05 hectare) comprising formal gardens and arable land, with a tributary of the River Finn meandering through the grounds.

#### **LOCATION**

Centred around a pretty village green, Grundisburgh has a thriving community where local amenities include a primary school, doctor's surgery, delicatessen and historic village inn. The picturesque town of Woodbridge is only four miles distant, Ipswich with its comprehensive facilities including a main line rail link to London's Liverpool Street is seven miles, and a pleasant thirty minute drive will find you in the renowned seaside town of Aldeburgh on the Suffolk coast.

### **ADDITIONAL INFORMATION**

**Tenure:** Freehold

**Services:** It is understood that mains electricity, water and drainage are connected. Oil fired central heating to the main house and gas fired central heating to the annexe.

**Local Authority:** East Suffolk Council Band H

**Viewings:** By appointment with Carter Jonas.  
Tel: 01787 882881

**What3Words:** ///softly.ruled.meal

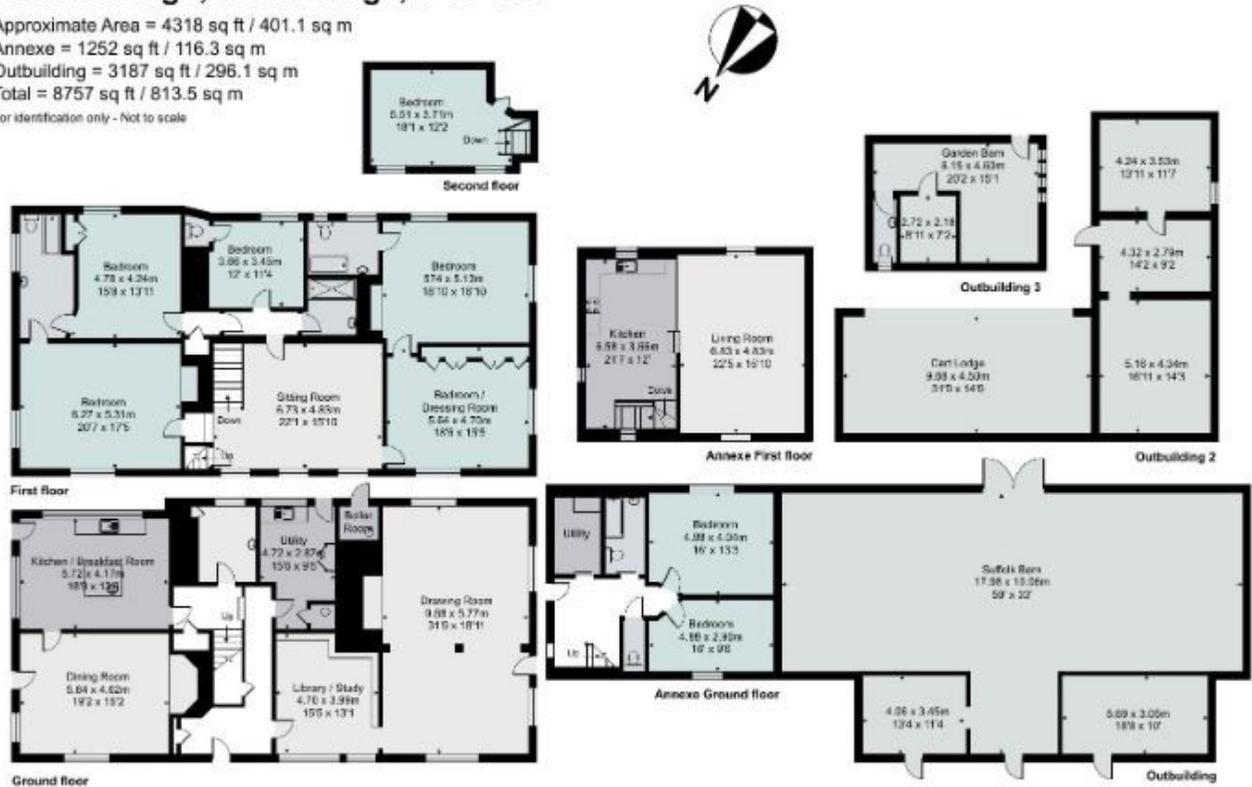


Floorplan

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Approximate Area = 4318 sq ft / 401.1 sq m  
 Annexe = 1252 sq ft / 116.3 sq m  
 Outbuilding = 3187 sq ft / 296.1 sq m  
 Total = 8757 sq ft / 813.5 sq m

For identification only - Not to scale



**Long Melford 01787 882881**

suffolk@carterjonas.co.uk  
 Little St Marys, Long Melford, Sudbury, CO10 9LQ

**carterjonas.co.uk**  
 Offices throughout the UK

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