



## Broke Hall Lodge

Nacton, Ipswich, IP10 0ES

A charming, recently beautifully restored property, sitting in delightful re-landscaped gardens enjoying tranquil views over the historic park

River Orwell & foreshore 5 minute walk,  
A14/A12 2 miles, Ipswich 5.7 miles (London  
Liverpool Street station about 65 mins),  
Manningtree 13 miles

Sitting room | Kitchen | Dining room  
Conservatory | Loggia | Inner hallway | Snug  
Cloakroom | Master bedroom suite  
3 further bedrooms | Family bathroom

Double garage | Cart lodge | Annexe studio  
apartment | Bathroom

**About 1 acre**

### Context

Broke Hall Lodge is situated in the peaceful setting of the historic Broke Hall Park, a 45 acre deer park and resting on the banks of the River Orwell, opposite Pin Mill. The occupants of Broke Hall Lodge have access to and use of the well-maintained grounds and take full advantage of this exceptional setting. As property owners within the park the vendors also enjoy shared ownership of the delightful 16 acre meadow situated between the park and foreshore.

Through the grounds, via Bathing House walk, there is access to the foreshore and then onto a riverside path which leads to the neighbouring village of Levington. The marina there provides excellent sailing and water sport opportunities as well as a public house (The Ship – a well known 16th Century smugglers' inn). In nearby Nacton Village the well regarded independent school, Orwell Park, is a few minutes walk from the property. The primary school, rated "outstanding" by OFSTED and the local shop are another short walk away in the centre of the village.

The county town of Ipswich provides a full range of shopping and commercial facilities and lies just 3 miles away. It provides a mainline rail service to London Liverpool St, taking approximately 65 minutes. The A14 is just 2 miles away and provides links to the east coast ports, Cambridge and the Midlands, as well as to London and the country's main road network (via the A11).

### The property

Broke Hall Lodge is accessed via the main drive towards the hall.

About 50 metres into the park on the left hand side there are large automated wooden gates leading to this characterful property. It is set within idyllic gardens of approximately one acre, within the beautiful setting of Broke Hall Park, just a few minutes walk, either through the park or adjoining woodlands to the beach and the Orwell estuary.

The house comprises two sections; the original Lodge, believed to date back to the 1800's and a complimentary modern extension built in a sympathetic style in the 1980s.





## The property

The original part of the Lodge is of yellow brick construction with red brick detail to the large windows, and a profusion of stucco fascia. There are numerous original features, of particular note, including a series of beautifully carved wooden sections - in the gable decoration and around the front porch; elaborate finials and imposing stacked chimneys.

Accommodation comprises a fully fitted Moben kitchen leading through to the dining room with French doors to the garden and a feature fireplace. The old hallway gives access to the snug, a cloak room and the original staircase. Upstairs in this part of the house are two double bedrooms, a single bedroom (currently used as an office/study) and a family bathroom.

On the ground floor connecting the two sections is the conservatory, which provides access to the garden and enjoys views thereof. Through then into the beautifully designed sitting room with doors to the garden.

A log burner is set in a red brick fireplace surround. Views from this room, of the garden in all its aspects, are a delight at any stage of the day. There is access through French doors onto the terrace on the south side and into the loggia on the south east side which provides a wonderful seating/dining area with bbq offering ideal shade and entertaining space at all times of the year.

A second staircase leads directly up from the sitting room to a landing (with loft access) and then to the master bedroom suite. This features a dressing room with floor to ceiling built-in mirrored wardrobes, an en-suite shower room, and a charming Juliet balcony with views from the French doors out to the woodland garden.

## Outside

Broke Hall Lodge is situated at the entrance to the tranquil Broke Hall Park. Its setting is particularly special – sitting away from the other properties in the park it enjoys the luxury of peace and privacy. The wildlife is a particular pleasure!

The main house is to the left of the driveway approached through beautifully crafted wooden gates down a shingle driveway, where there is ample parking and a newly constructed turning area. To the right of the driveway is the woodland garden overlooking the deer park and grounds of Broke Hall.

There is also a double detached garage and an attached carport; above this is a self-contained studio apartment with separate bathroom - ideal accommodation for family members or guests. The current vendors have successfully obtained full planning permission for the conversion of the garages below the studio to allow for a holiday home.

They have recently transformed the gardens and implemented a woodland management plan to create the most beautiful of contexts for this very flexible home.

To the front of the main house there are attractive shingle pathways, holly hedges

and an array of trees, bordered by shrubs and flowers.

The main garden has been redeveloped with raised beds and a sunny terrace, providing several opportunities for outdoor dining. There is also a feature well. Other parts of the garden have been laid to lawn with other shrubbery borders, patio and outdoor dining areas. There is an abundance of mature trees including - lime, sycamore, oak and birch.

## Broke Hall Park

Broke Hall itself is a magnificent red brick Georgian mansion which was the ancestral home of the Broke family having been granted by Henry VIII to Sir Richard Broke, who was at the time the First Baron of the Exchequer. The most notable member of the family was Admiral Phillip Broke, honoured for saving the reputation of the Royal Navy with his famous victory, off Boston Harbour in 1813, when his ship, HMS Shannon, defeated and captured the frigate USS Chesapeake during the War of American Independence.





## General

**Services:** Mains Electricity and water, septic tank drainage.

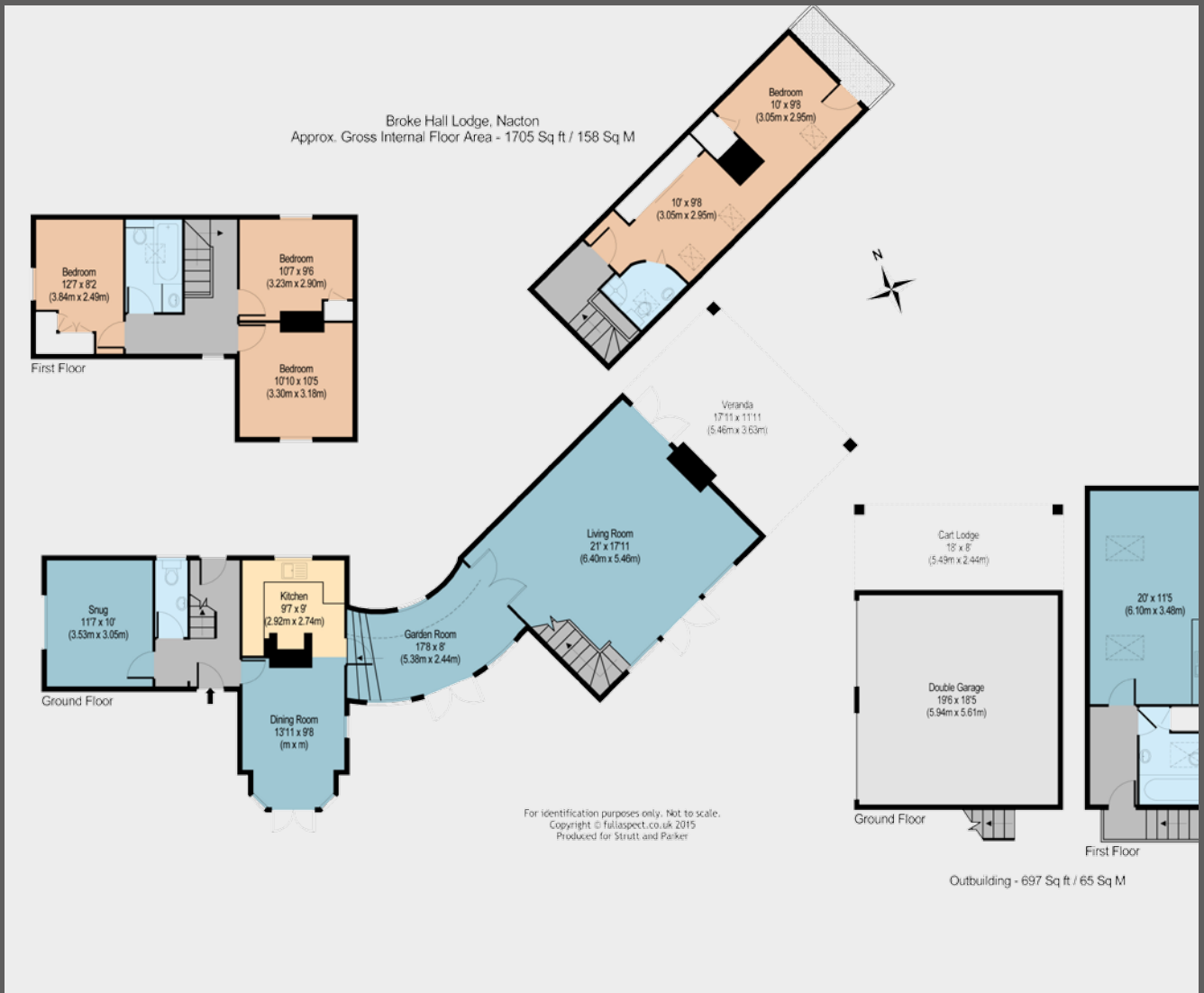
**EPC:** Rating E.

**Local Authority:** Suffolk Coastal District Council. Property Band G.

**Services Charge:** There is an annual parkland driveway maintenance and water supply charge of circa £500.

## Directions

From Nacton interchange on the A14, proceed in a south-easterly direction toward to the village of Nacton. After a left hand bend, take the next turning right signed Broke Hall. Proceed past the parish church and Orwell Park School. At the end of this lane proceed through the brick pillared gates into Broke Hall Lodge is accessed the main driveway as you approach the Hall.



## Ipswich

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