Bourne Hall
Wherstead, Ipswich,
Suffolk, IP2 8ND

A substantial and beautifully presented Grade II Listed family home enjoying views over the Orwell Estuary and Ipswich’s landmark Orwell Bridge

Ipswich 2 miles (London Liverpool Street about 65 minutes) Woodbridge 11 miles, Colchester 18 miles

Reception Hall | Drawing Room | Dining Room
Living Room | Kitchen | Second Kitchen
2 WCs | Cellar

Master Bedroom with En-suite & Dressing Room/Bedroom | 5 Further Bedrooms
2 Bathrooms

Laundry Room | Double Garage | Gardens
Ample Parking | Log Store

Flat – Living Room | Kitchen | Bathroom
Bedroom

Annex – Living Room | Kitchen | Shower Room
Bedroom

About 1 acre
Bourne Hall is a Grade II Listed property dating back to the 16th century, with additions during the 17th, 18th and 19th centuries, reputed to have been the home of Cardinal Wolsey in 1528 and was purchased by Sir Edward Coke, Chief Justice of England in 1609. Positioned on one of the former ‘gateways’ to Ipswich, it was once the main house of Ipswich known as Bourne Hall Manor and enjoys an elevated position with far reaching views to the River Orwell, Marina and Ipswich’s landmark Orwell Bridge.

Bourne Hall has been recently redecorated and developed to offer impressive, well-presented family accommodation. Many of the rooms have 9’ ceilings and display a wealth of fine period features including exposed timbers, open brick fireplaces adding warmth to the property, and an abundance of feature windows including, mullion, Georgian and leaded.

Features to note on the ground floor include the bespoke kitchen, designed by ‘Orwells’ Ipswich, which is positioned within the heart of the house and features a Tudor fireplace with incorporated oil fired Aga, there is also a central island and large sash window. The ground floor also comprises an elegant panelled drawing room, featuring a log burning stove with marble hearth and moulded cross-beam ceiling, also a formal double aspect dining room with working inglenook fireplace and door to the garden. To the other side of the house is the snug used for everyday living and a second kitchen with bread oven and access to the cellar.

On the first floor the stunning and spacious master bedroom features impressive moulded pargeting, double aspect Georgian windows and benefits from an en-suite bathroom and an airy dressing room/bedroom. There are four further double bedrooms all of which enjoy beautiful views and each in turn benefitting from individual characteristic features. There is also a luxury family bathroom with stunning fixtures comprising mood lighting, underfloor heating and a Lefroy Brooks suite including his and her basins, there is a further bathroom and an attic bedroom on the second floor.

Attached to the house is a double garage and laundry room with log store and plenty of storage space. There is a self-contained flat above, comprising a living room, kitchen, bedroom and bathroom.

There is a newly refurbished annex which is ideal for everyday living comprising a large reception room area, kitchen, shower room and bedroom enjoying beautiful views of the gardens.
Outside
Bourne Hall is approached by a right of way over a private driveway; the drive runs past the central front garden with raised lawns flanked with lavender and an Indian stone path to the main entrance. With further stone walkway toward the timber side door.

Following the shingled driveway there is ample parking space and a pond.

The back garden is mainly laid to lawn with an abundance of mature fruit trees and a delightful courtyard overlooking the gardens which are south facing.

Location
Wherstead is located about two miles to the south of Ipswich; the town centre provides a full range of shopping, commercial & recreational facilities.

Woodbridge, Aldeburgh and Walberswick are some of the popular market towns on the Suffolk coast within easy reach.

There are excellent local leisure activities with sailing at the Royal Harwich Yacht Club and Ipswich's picturesque Marina. The Suffolk Food Hall is nearby and sells local produce including a butcher's and fishmongers and has a fantastic restaurant. There are a wide choice of excellent schools in both state and private sectors including Orwell Park and Old Buckenham Hall prep schools and Ipswich High School for Girls, The Royal Hospital School, St Joseph's College, Ipswich School, Woodbridge, Framlingham and Orwell Park.

For the commuter, there are regular trains direct to London and the nearby A14 connects via the Midlands and to the north and south, and via the A12 and M25 to London.

General Services: Mains electric and water, private drainage system.

Local Authority: Babergh District Council.

Directions
Approaching from A12/A14 turn off at the Wherestead Tantlingstone junction & proceed down the hill towards Ipswich town centre. From the centre of Ipswich travel south on the Wherestead Rd. At Bourne Bridge roundabout turn left, immediately right before the Oyster Reach Pub. Proceed up Bourne Hill & turn left beyond a black boarded barn onto the private drive.
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