



Huntley House, The Street, Copdock, Ipswich, IP8 3HT

Guide Price £775,000 Freehold



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FULL DESCRIPTION

An exceptional Grade II listed farmhouse occupying a plot of approximately 0.42 acres in a prime central position within a highly desirable village setting. Offering close to 2,700 sq ft of beautifully arranged accommodation, the residence seamlessly combines historic charm with modern comfort, all within convenient reach of key transport links including the A12 and A14 corridors, and Ipswich and Manningtree mainline to London train stations.

Rich in period detail, the home showcases exposed ceiling and wall timbers, alongside a striking inglenook fireplace, creating an atmosphere of warmth and authenticity. These traditional elements are thoughtfully complemented by a contemporary open-plan kitchen and dining area, a well-appointed en-suite to the principal bedroom, and the practicality of gas central heating. Externally, the property is further enhanced by a generous parking area, a double garage, and a detached garden studio complete with its own shower room.

Entry is gained via double doors into a welcoming reception hall, which reveals a striking inglenook fireplace and leads to a characterful family room featuring a tiled floor, exposed beams, and a staircase rising to the first floor. The formal sitting room is particularly impressive, enjoying dual-aspect views and showcasing exposed timbers alongside a prominent inglenook fireplace housing a wood-burning stove. The expansive open-plan kitchen and dining room is fitted with an extensive range of base units, wall cupboards, work surfaces, and drawers, together with an integrated hob and extractor, electric oven, and a traditional Aga. Adjoining this space is a further living room, again rich in character with exposed beams and a wood burner set within a feature brick surround.

From the living room, a study provides a quiet and practical workspace. The ground floor is completed by a utility room and a cloakroom with WC and basin.

Upstairs, a galleried landing with exposed beams leads to the principal bedroom, positioned to the rear and benefitting from a dual-aspect outlook and extensive built-in wardrobes. The en-suite comprises a shower, basin, and WC. Bedroom two features a front-facing aspect, built-in storage, and exposed beams, and is complemented by an adjacent cloakroom en-suite. Two further bedrooms are served by a spacious family bathroom, which includes a bath, separate shower, basin with storage, and WC.

Outside

The property is set back from the road, approached via a five-bar gate and framed by an attractive front garden predominantly laid to lawn, interspersed with mature trees, established shrubs, and well-stocked flower beds.

To the side, a greenhouse and workshop provide additional utility, while the detached studio- featuring both French and bi-fold doors- offers excellent versatility. Accompanied by a shower room and an adjoining store, this space presents clear potential for conversion into a self-contained annexe, subject to the necessary consents.

To the rear, a substantial parking area leads to a double garage with front-opening doors and a personal access door to the rear. The





remainder of the grounds extend to approximately 0.42 acres and are predominantly laid to lawn, enriched by mature planting, a pond, and a variety of seating areas, including a generous patio and an elevated covered terrace ideal for outdoor entertaining.

Location

Situated in the heart of a well-regarded and vibrant village, the property benefits from a strong sense of community, with amenities including a community-owned public house, a highly regarded primary school, and a parish church. Excellent transport links are close at hand, with easy access to the A12 and A14 major road corridor networks and convenient access to Ipswich and Manningtree mainline to London train stations, making this an ideal setting for both rural living and commuting alike. The highly rated Copdock primary School, Colchester Grammar School, and several highly regarded independent Schools are also accessible.

LOBBY

RECEPTION HALL

SITTING ROOM

24' 3" x 16' approx. (7.39m x 4.88m)

DINING ROOM

9' 2" x 8' 9" approx. (2.79m x 2.67m)

KITCHEN

20' 6" max. x 15' 8" max. approx. (6.25m x 4.78m)

SNUG

10' 10" x 16' approx. (3.3m x 4.88m)

STUDY

5' 7" x 7' 5" approx. (1.7m x 2.26m)

HALL

UTILITY ROOM

5' 7" x 8' 1" approx. (1.7m x 2.46m)

CLOAKROOM

GALLERIED LANDING

BEDROOM

10' 9" x 14' 3" approx. (3.28m x 4.34m)

EN-SUITE

BEDROOM

10' 6" x 15' 8" approx. (3.2m x 4.78m)

BEDROOM

9' 1" x 12' 11" approx. (2.77m x 3.94m)

BEDROOM

10' 9" x 11' 1" approx. (3.28m x 3.38m)

FAMILY BATHROOM

CLOAKROOM/DRESSING ROOM

WORKSHOP

9' 7" x 13' approx. (2.92m x 3.96m)

DOUBLE GARAGE

19' 1" x 19' 2" approx. (5.82m x 5.84m)

GARDEN ROOM/OFFICE

14' 3" x 14' 11" approx. (4.34m x 4.55m)

SHOWER ROOM

GARDEN STORE

8' 9" x 14' 11" approx. (2.67m x 4.55m)

BABERGH COUNCIL

Tax band F - Approximately £3,350.72 PA (2026-2027).

NEAREST SCHOOLS (.GOV ONLINE)

Highly rated Copdock Primary, Colchester Grammar School, and several highly regarded independent schools are accessible.

DIRECTIONS

Leaving Ipswich, head south-west on London Rd/A1214, turn right towards A1071, continue onto A1071, at the roundabout, take the 1st exit onto Swan Hill, turn right onto The St, keep left to stay on The St, the destination will be on the right. Sitting betwixt The St and Back Ln, the ample parking and garages are found on the left when approaching from Back Ln.

BROADBAND & MOBILE PHONE COVERAGE

Broadband- To check the broadband coverage available in the area go to <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone- To check mobile phone coverage in the area go to <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

STAMP DUTY LAND TAX (SDLT)

On all property and land transactions, the buyer needs to be aware that there is potentially a stamp duty land tax amount to pay on their completed purchase.

The link below will take you to the government online calculator to assist you with working out the cost for this tax and if it is applicable to you. www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro

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Energy Performance Certificate – Not required due to Grade II listed status.



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