

*A wonderful, Grade II Listed
thatched farmhouse sitting in
grounds of just over 3.5 acres sts.
on the outskirts of Stonham Aspal.*

Guide Price
£825,000 Freehold

Ref: P7590/B

Wolmers
East End Road
Stonham Aspal
Suffolk
IP14 6AS



Entrance hall, sitting room, dining room, breakfast room, kitchen, utility/boot room and two cloakrooms.

Four double bedrooms, en-suite WC, bathroom and separate WC.

Attic bedroom with en-suite WC and two attic store rooms.

Triple bay garage with independent storage above and ample parking.

Formal gardens with three ponds, one of which is a 'treatment pond'.

Grounds of, in all, approximately 3.56 acres.

Contact Us



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Location

Wolmers occupies a wonderfully quiet, rural position at the end of a no-through road, just outside the village of Stonham Aspal. The village itself has a primary school and the well renowned Stonham Barns, which offers a range of shops, cafes and businesses, a post office, golf driving range, owl sanctuary, small fitness centre, hairdressers and beauticians. Stonham is ideally located, just 1.5 miles from the A140 and, from there, under 5 miles to the A14. It is just 34 miles from Norwich and 12 miles from the centre of Ipswich, which offers day to day shopping facilities, as well as national stores, supermarkets and rail services to London's Liverpool Street station taking just over the hour. Debenham is just 4.5 miles from the property. This thriving large village has a small supermarket, butchers, café, public houses, leisure centre and primary and high schools. Within 24 miles of the property is the Heritage Coast.

Description

Wolmers is a charming Grade II Listed farmhouse of timber framed construction with rendered and colour washed elevations under a thatched roof, dating from circa early 17th century. A much loved family home for over forty years, Wolmers has been well maintained and benefits from an abundance of character features throughout. Many of the rooms have exposed ceiling and wall timbers, exposed mullion windows. The sitting room and dining room both have inglenook fire places and there are two plastered arched chamber fireplaces of particular note in bedrooms one and two. The accommodation is flexible and well laid out over three floors.

The Accommodation

A covered entrance porch leads to the front door which opens into the entrance hall with brick floor and door leading to the rear entrance. Doors from the entrance hall lead to the principal reception rooms. The well proportioned sitting room is a dual aspect room with windows to the front and rear and a feature red brick inglenook fire place with oak bressummer and an electric fire. From here there is a door to an inner hall, with original newel staircase leading to the first and second floors and with door to the dining room. This is a particularly light dual aspect room also with a red brick inglenook fireplace with oak bressummer over. A door leads to the front gardens and also to a cloakroom.

From the entrance hall a further door opens to the breakfast room. The breakfast room has a window to the rear and a brick laid floor. There is also a front hall with a secondary newel staircase which also leads to the first floor. From the front hall there is a door to the kitchen which has windows to the front and side overlooking the gardens. The kitchen is fitted with a range of wall, base and display units with rolltop worktops incorporating a one and half bowl single drainer sink unit with mixer tap over and tiled splash backs. There is a water softener, space and plumbing for a dishwasher, a four ring LPG hob with a gas oven under and a filter over. There are doors from the kitchen returning to the breakfast room and also to the utility/boot room. The utility/boot room has high level windows to the rear and side and a door that opens to the side garden. There is a useful range of built-in cupboards and shelves, space for appliances, plumbing for a washing machine, a floor mounted boiler and a door that gives access to a further cloakroom. This has a macerator style WC.

The staircase from the inner hall rises to a landing between bedrooms one and two, and continues up to bedroom five above. Both bedroom one and two are dual aspect double bedrooms and both have arched fireplaces and exposed floor boards. Bedroom one has the benefit of an en-suite WC. Bedroom five, on the second floor, is also a double bedroom and has two windows on the gable end as well as a pedestal hand wash basin with Heatrae Sadia hot water tank. There is a door to a cloakroom with WC with macerator style cistern. Bedrooms two, three and four can be accessed from the front staircase which leads to the front landing, off which is a charming reading area with a large mullion window to the front overlooking the gardens. Bedroom three is a double bedroom with built-in wardrobes and enjoying views to the rear. Bedroom four is a further double bedroom, also enjoying views to the rear. At the far end of the landing there are doors off to the family bathroom, a separate WC and a linen cupboard. From the landing there is also a door providing access to the stairwell leading to the two attic store rooms. These are both generous in size and provide useful storage.

The property is heated via an oil fired central heating system with strategically placed radiators throughout.

Outside

The property is approached from the road via a gravel driveway which leads to the rear of the property and provides ample off-road parking for several vehicles. The driveway continues to a black weatherboarded barn style three bay garage with double opening doors to the front under a pitch tiled roof. There is an open staircase to the side which provides access to storage above. Bay one of the cart lodge is used as a workshop and for storing lawn mowers. It has a window to the rear and power and light. Bays two and three open into each other providing car parking spaces, with windows to the side and power and light. Above the cart lodge is a dry lined attic store room with Velux windows and a further gable window. This room has power and light and is used as a store, but could hold potential for further uses, subject to the necessary consents.

Wolmers sits well within its gardens, which extend to approximately 3.56 acres and includes three ponds. One of these is a treatment pond with natural reed beds and a continuous feed and moving water via a waterfall. Water that has been filtered through the septic tank is pumped to the treatment pond for further filtration via the natural reed bed.

Immediately surrounding the property is a large pergola with established clematis and vines together with planted shrub and flower borders. The boundaries to the property are prominently hedge and tree lined and there is a public footpath that runs through part of the garden, but which has minimal use - please refer to the attached site plan. The front boundary of the property is bordered by a ditch. The front gardens include an orchard area with fruit trees, predominantly apple, and are mainly laid to lawn with established trees and shrubs throughout.

NB
It should be noted that a public footpath is located across the front garden as shown on the indicative site plan. The vendor advises us that this is used infrequently and during the last year, just four or five times.

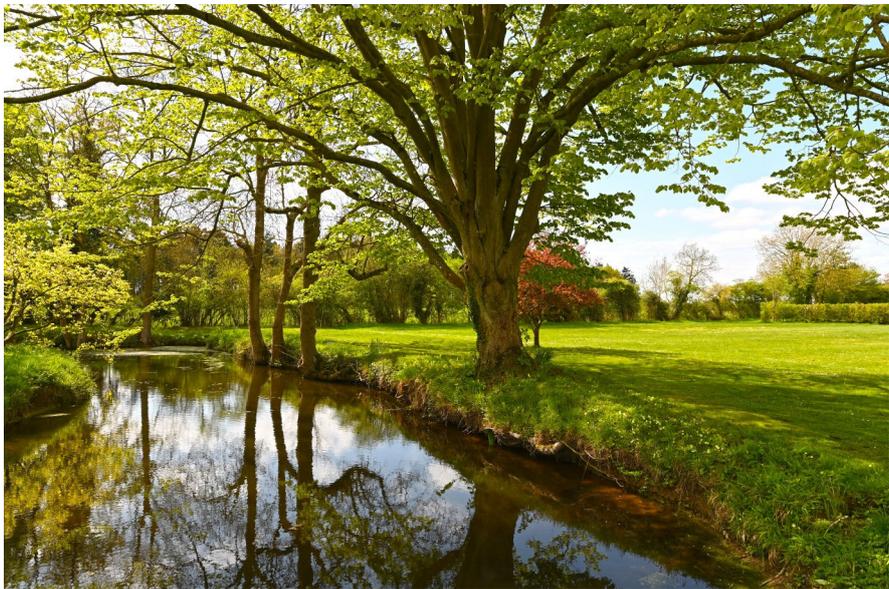
















Wolmers, Stonham Aspall

Approximate Gross Internal Area = 297.4 sq m / 3201 sq ft
Annex = 81.1 sq m / 873 sq ft
Total = 378.5 sq m / 4074 sq ft
(Including Double Garage)



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Produced for Clarke and Simpson

Viewing Strictly by appointment with the agent.

Services Mains water and electricity. Private drainage system. Oil fired central heating.

Broadband To check the broadband coverage available in the area click this link –
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area click this link –
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC = Exempt as property is Grade II Listed.

Council Tax Band G; £3,565.85 payable per annum 2025/2026

Local Authority Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX;
Tel: 0345 6066067

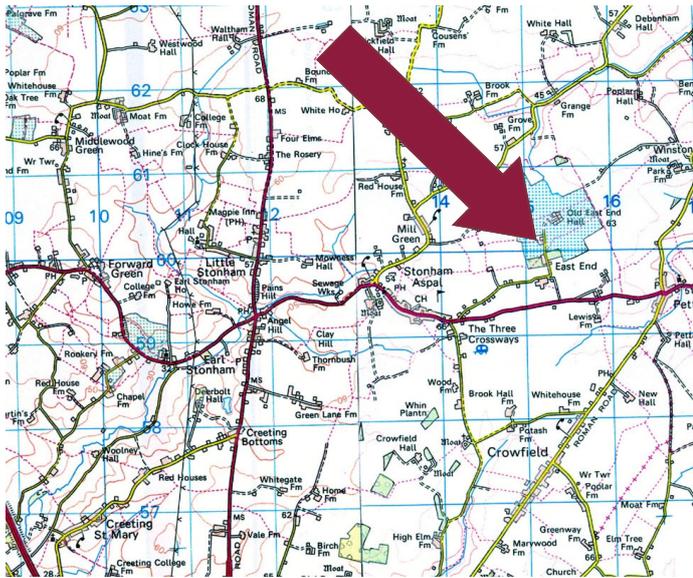
NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

3. A plan is included within these particulars and shows the property outlined in red.

May 2025



Directions

From Framlingham, proceed in a westerly direction and, at the T-junction in Saxtead opposite the windmill, turn left onto the A1120. Continue on the A1120 through the villages of Earl Soham, Framsdan and Pettaugh. Having passed Stonham Barns on the left hand side, take the next turning on the right (East End Road). Continue to the end of the no-through road and Wolmers will be found on the left hand side.

What3Words location:

///reforming.windpipe.pint



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