

THE MODERN HOUSE



Woodbridge, Suffolk
Sold

Kettleburgh Hall

This elegant Grade II* listed house is set within approximately 26 acres of private land and has seven bedrooms, numerous outbuildings and extensive gardens, paddocks and ponds. Measuring almost 5,000 sq ft internally, it has been the subject of a light-enhancing renovation by its current owners to make a spacious family home. The house has an idyllic and tranquil position, set back from the road and surrounded by its own land. It is wonderfully private whilst taking advantage of protected and far-reaching views of the bucolic countryside of the Deben Valley.

The house dates from the 16th century and has been extended and altered numerous times since, notably with a 17th-century bay to the south and a modern extension that now houses a bright kitchen and dining room to the rear. A bust of one of its former custodians, Arthur Pennyng, the High Sherriff of Suffolk, is proudly displayed on the gable end of the house.

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The Tour

A sweeping driveway leads from the road, through the garden to the hall, which can be entered via formal or working entrances. The latter opens to a useful boot and utility room, which in turn leads to the dining area and kitchen through two doors, one of which is concealed within decorative wood-panelling. The kitchen is by Plain English, with marble countertops and an Aga. A large kitchen island with a worktop of a single slab of Belgian blue fossil stone houses a second oven, hob and sink. Large glazed folding doors open onto a west-facing patio, positioned to take advantage of the afternoon and evening sun. On the other side of the room, a door leads to a capacious pantry.

From here, there are two doorways, one of which opens into the formal entrance hall, past a guest WC, and another that leads through to a traditional dining room and a drawing room beyond. Both of these rooms have incredibly generous proportions, high ceilings and an abundance of original details such as large brick hearths (one of which now houses a wood-burning stove) and original beams on both the walls and ceilings. In the drawing room, a large sash window frames views of the formal garden. There is also a reading room and a room that is successfully being used as a separate studio space with its own entrance from the garden.

Upstairs there are five double bedrooms, including an expansive main bedroom complete with a freestanding cast-iron bath and a contemporary open en suite, with his & hers sinks and a shower with luxurious marble panels. The room also has lovely views over a small walled garden and what would have been the original grand entrance to the front of the hall. The other four bedrooms share two family bathrooms. There is also beautiful ornamental plasterwork with a running vine motif found on this floor.

On the top floor are two further bedrooms and a space in the middle which is currently used as a workspace. These share a bathroom; there is also a separate utility space with a sink, which could easily be converted into a kitchenette.

Outdoor Space

Gardens and rolling fields wrap the house and are divided by the driveway into two sides. On one side is a paddock, and on the other is the more formal garden, much of it walled. There are many mature trees found across the land, as well as orchards, floral borders and two natural ponds with willows.

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Outbuildings

The various outbuildings are arranged around a courtyard to the north of the house, including a traditional timber-framed former Dovecote with three bays, which could be easily converted into stables. At one stage this had planning permission granted to convert it into a holiday let. Adjacent is a cart lodge barn that also provides parking spaces and has a small office above. There is a secure storeroom for lawnmowers and bicycles adjacent. In a separate outbuilding, there is a secure workshop and two further insulated garages which connect to a large, concrete-framed agricultural building and a barn that is currently used for storing wood, boats and trailers. To the north, slightly set back from the courtyard, is a large Dutch barn with uninterrupted views across the surrounding farmland which has its own access from the rear driveway. All of the outbuildings, which are currently used mostly as storage space, could be converted for use as workshops, studios or offices.

The Area

The house is in an elevated position on the edge of the village of Kettleburgh. It is near villages Easton and Brandeston, both of which have good country pubs and are easy to walk to. Framlingham is minutes away and has everything you would expect and need from a town including a supermarket, post office and some good independent shops, cafes and restaurants. There is also an excellent local market each Saturday. Woodbridge is approximately 11 miles from the house and has a train station that connects via Ipswich to London Liverpool Street. There is also a very good independent bookshop and cinema, as well as a more comprehensive range of shops and restaurants. For sailing and wild swimming enthusiasts, Orford and Aldeburgh are approximately 11 miles away. There are also several highly-rated state and private schools in the area catering for all ages.

Mainline rail services run to London Liverpool Street from Ipswich in about 70 minutes, with branch line connecting services from Woodbridge and Campsea Ashe.

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.