



Prospect House, Nedging Road, Nedging Tye  
Ipswich

# Prospect House, Nedging Road

Nedging Tye, Ipswich

Set along a peaceful country lane in the sought-after village of Nedging Tye, 1 & 2 Prospect House form an attractive pair of period properties, formerly part of a substantial Georgian farmhouse. Both homes retain a wealth of original character, including high ceilings, fireplaces and generously proportioned rooms, offering adaptable accommodation that sits comfortably within their rural surroundings.

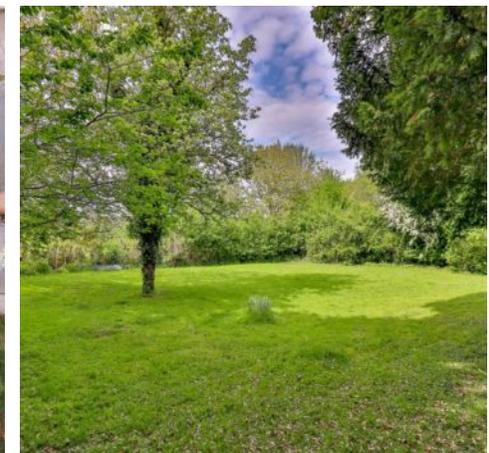
The properties also benefit from a part-brick, part-timber-framed barn outbuilding with development potential (subject to planning permission), along with an adjacent paddock extending to approximately one acre. Together, they offer a rare opportunity for investment, enhancement or thoughtful redevelopment in a desirable village setting.

Prospect House is a Grade II listed property and was separated into two dwellings in the 1950s. Since this time, it has remained in the same family ownership.

## Accommodation – No. 1 Prospect House

A spacious entrance hallway with a feature staircase leads to the principal ground-floor rooms. The lounge enjoys a handsome fireplace and double doors opening directly onto the gardens and veranda, creating a wonderful connection with the outdoor space. A large dining room also features an inset fireplace and double doors to the veranda, providing an excellent setting for entertaining.

To the end of the hallway is a practical shower room and utility area housing the oil-fired boiler. An inner hall with under-stair storage leads into the L-shaped kitchen, complete with pantry and access to a private rear courtyard.



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On the first floor, a family bathroom sits on a split-landing staircase, with the remaining landing giving way to four bedrooms. Three are generous doubles, including the main bedroom with a period fireplace, while the fourth is ideal as a study.

### Accommodation – No. 2 Prospect House

The entrance hall opens into a ground-floor wet room and a versatile study/reception room, offering flexibility for home-working or additional living space. A further door leads into an impressive sitting room with decorative fireplace, alcoves and cove lighting.

The cottage-style kitchen features exposed brick and timber, fitted units, a five-burner Kenwood cooker and space for appliances, complemented by a charming old baking oven. A latch door leads to the staircase, and a rear lobby opens to the courtyard.

Upstairs, the first landing serves a home office and bedroom three, a comfortable double with side aspect. Steps rise to the upper landing where bedrooms one and two are found, both with built-in storage and front-facing windows. The family bathroom includes a curved shower cubicle, bath, WC and wash basin.

### Outside

No. 1 is approached via red iron gates opening onto a private driveway with ample parking, and enjoys a generous side garden laid mainly to lawn and framed by mature trees and hedging. No. 2 features a lawned rear garden enclosed by mature trees and hedging, along with a separate low-maintenance courtyard enclosed by brick walling, with parking available to the side.

Note: As the two properties are being sold on a single title plan, there is scope for a prospective buyer to alter or redefine the boundaries to suit their requirements, subject to any necessary



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#### Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



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