

Park House, Woolverstone – an artist's impression of its potential layout and design



# A buyer's dream come true

A unique million pound property with historic grounds fits neatly into the Ingleton Group's portfolio of fine quality homes

For the last 25 years the company has been building spectacular private properties, bespoke developments and undertaking some unique, individual restoration projects. The Ingleton Group is no stranger to the property game and their latest undertaking reflects their expertise and ethos.

The derelict Walled Garden at Woolverstone now has new hope, thanks to the granting of planning for a circa 7,500 square foot property that will take guardianship of it as part of its grounds. The Ingleton Group has worked with the local authorities and historical experts in order to design a substantial new property worthy of this heritage. This is not an easy task with today's complex planning process and a rare occurrence in an established coastal village.

Until the ideal purchaser is found, this spectacular property will remain a conceptual architectural dream; a new home with all the modern amenities and technology of 21st century living, built in the style and materials that will make it the destined saviour of the forgotten Walled Garden. There is no doubt that the purchaser will require vision, a desire to customise and an undeniable appreciation of their garden. However, potential abounds within this property, as Suffolk September 2011

it will be specified to meet the purchaser's desires, wishes and budget.

Park House is for sale as an individual lot for around £1,900,000 subject to final size and finish specification, or with a four bedroom detached cottage for £2,500,000.

If the idea appeals but the purse strings won't quite stretch, it is worth following the Ingleton Group's portfolio. They have just completed nine new homes alongside the Walled Garden at Woolverstone, of which only three remain for sale.

The ease with which these properties are nestling into their surroundings is a credit to the Group and a delight to the local community, which comes as no surprise to chairman Nigel Ingleton.

"As a company I want to ensure that every development or restoration we undertake is built with an affinity to its location. I wish to drive past in 10 or 20 years time and proudly show my children what our company has added to the local area. This is the underlying principle of everything we embark on in the Group."

It is a refreshing and important attitude in a day and age where construction is overwhelmed by regulation, with demand for sustainability sometimes overriding the importance and value of design. But there is no worry in 'beauty only being skin deep'; Ingletons' attention to detail

continues throughout their product.

The company's love does not lie with new developments alone. Examples of their restoration projects and private builds can be found across the counties. In particular, they have an affinity with the potential and constraints of oak frame builds. In 2010 examples included a barn converted to a private home and a farmyard into luxury holiday lets; this year they are well under way with the conversion of a tied barn into a private dwelling and the restoration of two Domesday cottages, among other projects.

Jon Mann, construction director explained: "We have established long standing relationships with numerous specialist local trades who can supplement our expertise. This allows us to undertake any size of project from extensions, renovations, restorations and the new build of private dwellings. We take the build from conception, tackle every aspect right through to our in-house decorating team who apply the finishing touches."

Ingletons are experienced in the process of working alongside the client to create the desired result within the confines of a budget. If you are looking for a new unique family home or a local builder to undertake a large extension, it may be worth seeing what the Ingleton Group has to offer [www.ingleton-group.co.uk](http://www.ingleton-group.co.uk)