



Framing The View
Rattlesden | Bury St Edmunds | Suffolk

EH
EXQUISITE HOME

FRAMING THE VIEW

The countryside of West Suffolk is a patchwork of rich green pasture and fields, still farmed for livestock and arable as it has been for hundreds of years. Dotted with pretty villages, barns, farmhouses and outbuildings, it is unspoilt and pastoral under the big Suffolk skies.







The pretty hamlet of Hightown Green sits in the middle of this rural idyll, just five minutes south of Rattlesden and twenty-five minutes south-east of Bury St Edmunds. It's surrounded by farmland and yet within easy reach of the A143 running north to Bury St Edmunds and south to Sudbury and the A14 going south to Ipswich and north to the Midlands. The historic Wool Towns of Clare, Lavenham, Long Melford and Hadleigh are not far away and Bradfield Woods Nature Reserve, run by the Suffolk Wildlife Trust is just three and a half miles distant.

Beautifully Restored Farmhouse

Sitting in approximately three quarters of an acre of beautiful grounds, this characterful redbrick farmhouse has a long and fascinating history. It is believed to have been constructed around the beginning of the nineteenth century and was a pub, known as the Swan Inn, until the nineteen-twenties. The new owner disapproved of alcohol and didn't want the local farmworkers coming in and getting drunk at lunchtime. For the last hundred years, it has been a private dwelling. Its present owners bought it eleven years ago. They could see that it would need vast amounts of work, but with their house renovation experience, believed they could restore it to its former beauty. Having fallen in love with Suffolk, they spent a year getting to know the house before embarking on a comprehensive programme of sensitive and meticulous restoration work. The owner stripped the house back, replacing rotten floors, blown plaster, rewiring and replumbing and changing some of the layout. The house has retained all of its character but is now a comfortable and spacious family home with all the amenities one would expect. A driveway leads to the front door, with enough room to park at least six cars. The house is surrounded by lawn and thoughtfully planted beds, as well as deliberately wild areas to encourage bees and wildlife. There is a mixed range of trees including black oak, birch, hawthorn, walnut, beech, forest pansy, liquid amber and larch. Well-established shrubs include spirea, japonica, Midwinter Fire, physocarpus and nandiria, while beautiful perennials such as penstemons, salvia, hostas, peonies, arum lilies, euphorbia, aстранtia, echinacea, ligularia, gunnera and aqualegias make a proud display each year.

The front door leads into a large L-shaped hall with double doors into the garden at the rear, giving a lovely flow. Painted tongue and groove panelling and pale paint covers the walls and the floor is tiled. There is a useful understairs cupboard and plenty of room to hang up coats. The wall by the wooden staircase is exposed brickwork, giving a link to the original structure. Leading off to the left is the delightfully cosy triple aspect lounge. A log burner sits in the original brick fireplace and there is a reclaimed oak bressumer beam above. Plantation shutters have been fitted to the windows and there is storage on both sides of the fireplace. This is the ideal room for relaxing and watching TV. To the right is an en suite three-quarter size bedroom which is currently used as the guest room. It could easily be turned into a study for anyone who needs to work from home, or used as accommodation for an elderly relative. A pair of double doors lead into the lovely dining room with its huge bay window and exposed ceiling beams, floored in warm wooden floorboards. It can comfortably seat eight people and has beautiful views out over the garden. The large country-style kitchen/diner is a delight. With natural light pouring in through its four windows and a stable door leading out into the utility room, it is an absolutely charming space. The owners sourced the kitchen from a local business who used a skilled carpenter to construct it. The floor is tiled and it has cream Shaker-style cabinets and solid wooden worktops. A central island gives useful preparation and storage space and the cream electric Aga gives off heat in the winter and adds an aid of period charm to the space, enhanced by the pretty green and cream



tiles behind it. There is an attractive Belfast sink and a double hob for cooking when the Aga is turned off in the warmer months. The owners made the choice to have freestanding appliances to let the house breathe naturally. The washing machine is housed in the utility room along with a sink and a second stable door leads outside to the garden.

Spacious First Floor

A staircase rises up to the first floor where the three bedrooms and the family bathroom are accessed via a wooden-floored passage made light and airy by two windows. The owners brought a bespoke stained-glass window with them from their previous house and had it fitted into the wall above the staircase to give extra light and interest. Each of the three bedrooms is spacious with delightful views over the grounds and the principal bedroom has fitted wardrobes. The large four-piece family bathroom is a decadent delight, floored in wood with a luxurious claw foot roll top bath, heated towel rail and large walk-in shower. There is plenty of room for furniture and it is the ideal spot for a long, relaxing soak in a candlelit bubble bath.

A Green Thought in a Green Shade

Perfection is rarely found in this life, but the gardens surrounding this delightful house come close. A large, covered seating area at the back of the house looks out over the gravelled area planted with thriving rhubarb, mature English native trees and fragrant rose bushes. There are two sheds and a woodshed. A pergola, covered in lush green foliage casts bosky shadows over the lawn and the fruit cage produces strawberries, blackberries, elderberries and damsons every year. There is an herb garden and several apple and pear trees and a large greenhouse. The much-improved clay soil with a neutral pH yields a harvest of runner beans, French beans, potatoes, squashes, salad and courgettes yearly. A pretty sheltered stone terrace with seating sits at the right-hand side of the house. The garage has power and light and plenty of potential. The house is surrounded by farmland and the local glider club is just at the end of the lane. There are a number of pre-schools and primary schools within a short drive of the hamlet and secondary schools can be found at Stowmarket, Stowupland, Bury St Edmunds and Thurston. Lavenham is just fifteen minutes away and there is plenty of shopping to be had in Stowmarket and Woolpit. There are two pubs in Rattlesden along with a post office and village shop, ideal for quick trips. The railway line into London Liverpool Street can be accessed via Stowmarket and Needham Market and there are plenty of local buses. Surrounded by open countryside, in easy reach of shops, schools and amenities and with delightfully restored accommodation set over two floors, this beautiful house is an absolute gem just waiting to be discovered.











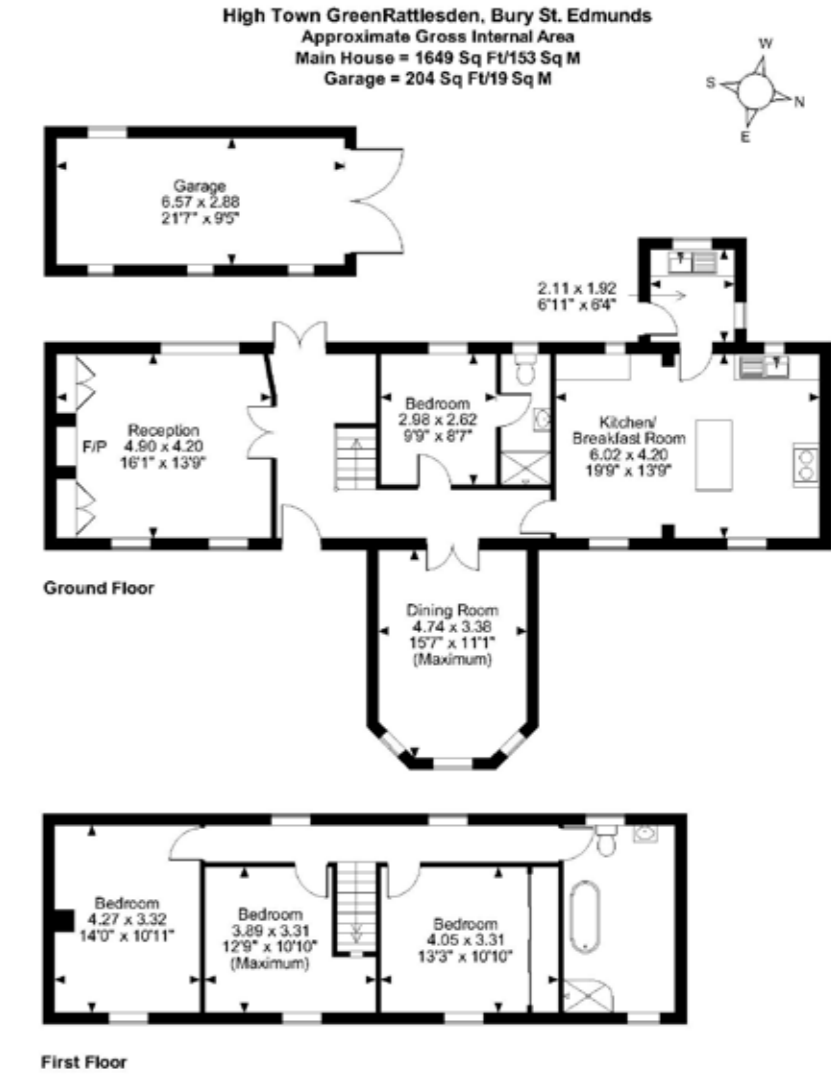


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Energy Efficiency Rating		
Energy efficiency class - lower running costs	Current	Potential
A (92-101)		
B (81-91)		
C (69-80)		72
D (55-68)		
E (39-54)	42	
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
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