



A Welcoming Presence
Mendlesham | Stowmarket | Suffolk

EH
EXQUISITE HOME



A Welcoming Presence

Bisected by the A140 running north to Norwich and south to Needham Market, Mid Suffolk is a largely rural region, served by the two bustling towns of Stowmarket and Needham Market. A vast expanse of rich, rolling arable land dotted with pretty villages, barns and coppices of trees, it's a very popular part of the county, remote enough to offer a peaceful, rural lifestyle, yet well connected via the A14 and A140 and the railway line into London Liverpool Street. The Mid Suffolk Railway (affectionately known as the Middy) is a perennial attraction for families, while beautiful Kenton Hall Estate offers a Tudor hall and acres of delightfully landscaped gardens. Medieval Debenham with its perfectly preserved houses is a wonderful place for a day out and both Stowmarket and Needham Market offer good amenities.

Pretty Village Property

Mendlesham is a small village located just under seven miles northeast of Stowmarket. It is extremely well served with amenities, with a village school, local shop, pub, bakery and fish and chip shop. The village is known for its annual street fair held on May Day Bank Holiday and has a strong community ethos. Standing in the village centre in a sheltered position on the layby leading off the road is this charming eighteenth century cottage painted in a pleasing shade of pale pink. The owners fell in love with its period features when they first saw it nearly nine years ago and were attracted by its quiet location and the fact that it is in a Conservation Area. Originally two cottages built by the Parish Funds, it has a slate roof typical of its provenance and offers comfortable accommodation with many period features. The owners have re-pointed the roof ridge, re-fenced the back garden, re-decorated, re-carpeted and installed a new wood burner.

The front door opens into a small hallway and straight ahead, the useful study can be found. It is a quiet space which the owners use daily for work. To the right, the lounge is an absolutely delightful room with exposed beams, Suffolk latch doors and a fireplace with an oak bressumer beam in which can be found the wood burner. It is the ideal family space, traditional, warm and cosy. Next door is the equally welcoming dining room, also with exposed beams and a fireplace. This has been capped, but could be opened up again if desired. The open cottage staircase rises up to the landing in the corner of the dining room, with painted tongue and groove on the side. Behind, to the rear of the house, is a small space where the fridge is currently housed and a rear porch. Open stud work leads through into the kitchen, which was bespoke and built in solid pine around forty years ago. The present owners have never replaced it as it is so well designed and constructed, and has unusually deep cupboards. With a double electric oven and electric hob, integrated washing machine and space for a dishwasher, it is the ideal space for a keen cook.

Cottage Charm

Leading off the spacious landing to the right is the principal bedroom, dual aspect with natural light flooding in and built-in wardrobe. This comfortable room benefits from having a dressing room leading off it, currently used as a second study. In the past, it has been used as nursery, and could easily be converted back into a bedroom. On the other side of the landing is the second bedroom, also dual aspect and a small double in size. The three-piece family bathroom has a bath with shower over and is spacious enough for family use. The owners currently work on separate floors and have to ring each other if they wish to communicate as the house is so well-insulated that sound doesn't travel.





A Welcoming Presence

The sheltered rear garden has been thoughtfully planted up with an eye to colour and fragrance. Sweet, scented roses abound and there are several clematis, one climbing up a holly tree. In the summer time, their fragrance and colour can be enjoyed from the principal bedroom. There are two box trees, two ash trees, a flowering Cotoneaster and some spring bulbs.

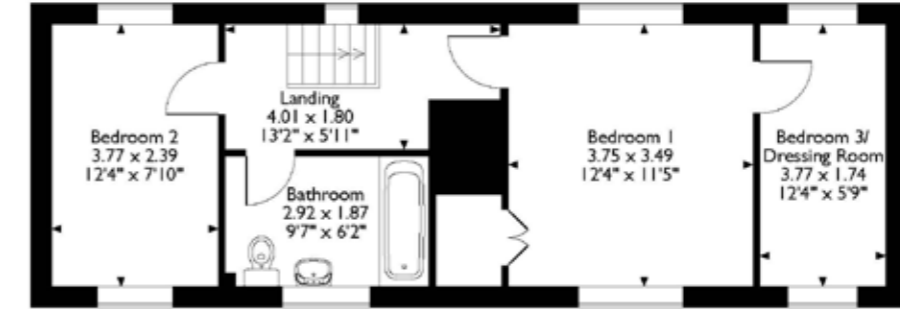
While Away The Hours

The garden is mainly laid to lawn and has been extensively used for summer parties by the owners. They look on it as an extra room and it is ideal for entertaining, relaxing with a drink or simply to drink in the peace and quiet. There is a useful bus route which runs through Mendlesham, a pretty and thriving village. There is a beautiful thirteenth century church featuring an extremely rare armoury, many timbered buildings and plenty of open space, ideal for runners and dog walking.

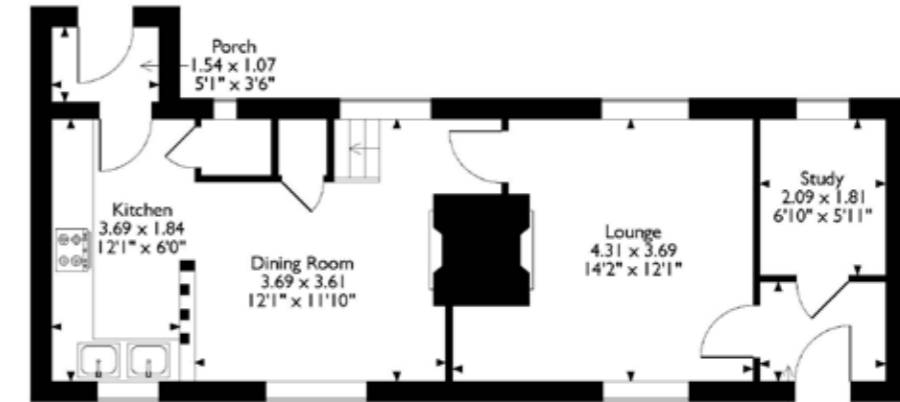
Charming and well-preserved with a pretty, easy to maintain back garden and enjoying an enviable rural location, this lovely cottage has been part of the village for more than three hundred years, it's welcoming, cosy atmosphere is absolutely irresistible. With good road and rail links and the perfect village location, this is a rare gem in a beautiful part of the county.



Approximate Gross Internal Area
92 Sq M/990 Sq Ft



First Floor



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		44 E
21-38	F	25 F	
1-20	G		



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No. 10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.

EH
EXQUISITE HOME

Regional Office: Exquisite Home, Valley Lane, Wherstead, Ipswich, Suffolk, IP9 2AX

T +44(0)3455 651681 E enquiries@exquisitehome.co.uk

www.exquisitehome.co.uk