



**EH**  
EXQUISITE  
HOME

## FORWARD THINKING

Tucked away from the road is this stunning, five bedroom farmhouse located in the small hamlet of Cross Green, just fifteen minutes from the cultural, educational, shopping, and entertainment attractions of Bury St Edmunds. With a wealth of modern features, including underfloor heating on the ground floor, and sympathetically decorated by the current owner to an exacting style, this property stands out as a truly unique and exceptional home.





The main entrance opens into a central corridor, where the practical layout of the property becomes immediately evident, as does the stylish decorative flare. Off of the corridor you'll find a convenient coat closet, a bright and playful WC and a useful utility room, as well as the stairs that lead to the first floor. The current owner remarked on the detail which was put into the property when it was converted, saying "there was no skimping on the fixtures and fittings. The staircase is handmade and a really beautiful piece. Everything is just of such a good quality and it really shows everywhere you look."

Directly across from the main entrance is a door that leads into the combined kitchen and dining room. The room takes an "L" shape and thus provides a distinct kitchen area that is separate from the dining room, though they are open plan. The kitchen is of a stunning quality and features new fitted units with a wealth of high-quality Neff integrated appliances, including a combi oven, "slide and hide" oven, bread proving oven, dishwasher, hob and extractor fan, and a fridge/freezer. The current owner also remarked on the kitchen's beautiful and hard-wearing marble countertops; and of the kitchen overall, they said, "it's a really functional room with lots of hidden space, including a pull-out larder cupboard that is amazing. For someone who loves simplicity and efficiency it's perfect." A door from the kitchen leads directly out to the south-west facing terrace where there is currently a dining area set up, and this is indeed the perfect spot for some al-fresco dining. The dining room is of a good size and the property's historic pedigree really shines through here with the original 17th century beams framing the space. Of the property's historic character, the current owner remarked: "I love that this house has a real story. The previous owner lived here all her life, and it was lovely to hear the story of this house from the previous owners. For me that history of family ownership was really important, because I feel like I was carrying a baton to make sure this lovely house was looked after." From the dining room, double doors then open into the lounge, and this clever design allows the living area on the ground floor to be configured as one open plan space while also providing some separation between kitchen and living room. The lounge is a generous triple-aspect room which enjoys another original beam running through its centre, leading to a fully-glazed door which opens out to the property's second terrace, this time with a seating area housed nicely under a stylish pergola.



*"It's a house you can very happily be in: to work, to rest, to entertain, it's just idyllic..."*





*“The house has been so well-done: it is state-of-the-art inside with up-to-the-minute technology, without sacrificing the character of the original building”.*

On the first floor you’ll find three large bedrooms, including one bedroom that can be utilized as the principle suite, and a family bathroom. The largest of the two guest bedrooms is currently laid out as a hobby room. “It’s lovely to sit in there by the big picture window,” says the current owner, who considers this to be one of their favourite rooms in the house. “It’s so nice to sit there with the radio on and look out over the countryside because you can really see the big sky and watch the weather coming in.” They add, “Watching the sunrise through those windows is unbelievable.” The family bathroom features a modern suite, with a separate bathtub and walk-in shower. The en-suite bedroom on this level enjoys a large shower room, again with a modern suite that includes a remote-controlled shower. “The showers are wonderful,” said the current owner. “You can take the shower controls to bed and program the shower from your bed so that when you get up the water is already running at the perfect temperature.” This bedroom also enjoys a generous walk-in dressing room. The second floor features two further bedrooms, both of an incredible size with vaulted ceilings. The unique mansard-style roof allows for exceptionally tall ceilings, a true surprise for a historic property. One of the bedrooms includes another dressing area and an en-suite shower room, making this room the second option for a principle suite. The second bedroom on this level is slightly larger and also enjoys a large, modern en-suite shower room.













*“Lounging under the pergola is fabulous - it’s a great place to enjoy the garden...”*

The property enjoys two lovely paved terraces, one outside the kitchen which is perfect for outdoor dining, and another outside the sitting room which takes in a wider view of the pretty walled garden that has been lovingly cultivated by the current owner. Wisteria vines have been planted to grow over the pergola, a beautiful detail which will come to full bloom in the coming years. There is a good-sized lawn area which faces south-west, taking in the best of the sun in spring and summer months. The current owner has planted a wealth of interesting specimens along the walls and paths of the tidy garden, which then wraps around towards the side of the house where the pergola stands. Though not overly large, the garden is designed for relaxation and will be relatively easy to maintain. As a final note: the garden is completely enclosed by a brick wall, making the garden completely safe for young children and pets.

Across from the main house is a large garage/cart lodge, as well as shingled parking for at least two further cars. The garage features one open cart lodge space and one enclosed garage space, which is perfect for storage. In the cart lodge space a loft hatch gives access to an impressive loft which has power connected and, with relatively little effort and subject to any necessary planning consents (if required), could be converted into additional living space, such as an office, studio, or home gym.

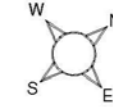
# LOCATION

The current owner said of the village of Cross Green that "it's such a lovely little village with greens everywhere and a wonderful community. The walks are exceptional and the local post office shop has everything you need, including fresh produce every day, newspapers, and even a jigsaw puzzle library!" The village itself is located only a moment's drive from the A134 which leads directly to nearby Bury St Edmunds, which is around a fifteen minute drive from the property to the centre of the town. A regular London commuter who frequently uses public transport when possible, the current owner noted that it is possible to travel directly from the property to London's Kings Cross Station entirely by public transport with a commute time of around 1 hour 40 minutes. The popular town of Lavenham is only around ten minutes' drive from the property and is one of England's most well-preserved medieval towns.

Described by some as the cultural capital of Suffolk, Bury St Edmunds is famed for its beautiful cathedral, rich medieval heritage, theatres, an abundance of highly-rated and Michelin star restaurants, and for its amenities, including good options for schooling in both the private and public sector. The popular Culford School sits just to the northeast of the city, and can be reached from the property by car in around twenty minutes. Centrally located in the county, the property is ideally situated to take advantage of all that Suffolk has to offer, including its famed coast and nature reserves at Minsmere and Dunwich, and also Thetford Forest. The resort towns of Aldeburgh and Southwold can be reached by car in around an hour and the iconic medieval cities of Cambridge and Norwich are also around an hour away.



Approximate Gross Internal Area  
 Main House = 2392 Sq Ft/222 Sq M  
 Garage/Car Lodge = 586 Sq Ft/54 Sq M  
 Total = 2978 Sq Ft/276 Sq M



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 The position & size of doors, windows, appliances and other features are approximate only.  
 --- Denotes restricted head height  
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# EXQUISITE HOME

At Exquisite Home, we offer a refreshing approach to selling or letting exclusive homes, combining individual flair and attention with the local expertise of independent estate agents to create a strong international network, with powerful marketing capabilities. We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. Exclusive properties also require a tailored approach to marketing. Our bespoke service adopts a lifestyle approach to the promotion of your property, combined with an efficient sales process and outstanding customer service. The widespread exposure of prime residential properties is crucial.

The more prestigious a property, the smaller the number of potential buyers. Buyers of exclusive properties are generally not constrained by such influences as specific location, proximity to public transportation or local amenities, In today's market, the mobility of buyers is also greater than ever and they could come from, quite literally, anywhere- through local and regional marketing, national newspapers and magazines or; increasingly, internationally using interactive technologies, with this in mind, we have created a marketing strategy to target a suitable geo-demographic profile of potential buyers around the world.

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