



Exquisite Period Home
Stowmarket, Suffolk | IP14 1TD

WELCOME



This Grade II Listed family home is exquisite. It has 17th century origins but now has a superb Georgian façade. With just over two acres of grounds and a great lake area this home is a real haven for wildlife. The accommodation comprises five generous bedrooms, two with en-suites, and there are several fine receptions areas. This is a superb home tucked away down a private drive and yet within easy reach of the nearby town.







- Exquisite Grade II Listed Period Home
- Tucked Away Down a Private Drive
- Fabulous Woolpit Gault Brick House
- Just Over Two Acres of Grounds with Wonderful Large Pond
- A Haven for Wildlife
- 17th Century Origins with Georgian Façade
- Five Generous Bedrooms - Two En Suite And Family Bathroom
- Fine Drawing Room and Dining Room
- Further Snug and Excellent Garden Room, Cellar
- No Onward Chain

Let us Look Inside

'This house dates to the 17th century but the facade is Georgian. We bought this house because it is like an oasis in suburbia. It just fitted and was ideal for us – it is amazing, just lovely.'

From the front you enter the dual aspect hallway where you can see from the front right through to the back of the property. It is spacious and airy. 'The Georgian sash windows are amazing. The sash gives them character and a sense of history.'

'I love the dining room. Its old fashioned and we have had lots of great dinner parties'. There is a good size cellar in the house.

'Beams here and there in the house give you such a wonderful perspective on the structures and history in the house. It is an amazing place to live.'

The dining room is at the front overlooking the driveway. It is a distinctive and beautifully decorated room with a centrepiece fireplace, feature ceiling rose and beautiful wooden floors. Views from the windows allow panoramic views of the rear and side gardens. There is a door to access the extensive kitchen breakfast room which has views of the lake and lawned area beyond.

'From the kitchen we look over to the pond and we can see the moorhens nesting and the rowing boat. There are normally some ducks and we have seen a kingfisher amongst many other birds.'



*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, should not be relied on without verification and do not necessarily reflect the views of the agent.









The kitchen has an archway to separate the cooking and preparation areas from the breakfast room space. It is a super-sized facility and lends itself to cooking and conversation well! There is a separate utility room and downstairs cloakroom with a rear door to access the gardens.

The drawing room and sitting rooms are elegant. There are exposed beams in the sitting room, a feature that reminds you of the historical context of this home. Both reception rooms offer significant space for living and recreation. They are rooms with views, both are bright, light and airy and both have fireplaces, the sitting room being an inglenook with wood burner. These rooms really are distinctive and stunning examples of stylish living.

The inner hallway leads to the downstairs shower room and study/ snug with its lovely beams and where there is an additional cloakroom. You can also access the gardens from the study which is a super space for a home office or place for quiet contemplation. Lots of services and space in this house!

There are two stairways to access upstairs. One is from the main hallway and the other from the inner hallway. This means there are possibilities of making some private areas should that meet your living requirements.

The landing has different levels, and this really does flag the individuality of this property. There are so many options you have with respect to how you designate rooms and live in this beautiful home. There is a very large family bathroom with storage to one end.

There is a master bedroom which is fabulously sizeable and has an en-suite area together with dressing room. The second bedroom has an ensuite toilet plus there are three further bedrooms making a total of five. Upstairs feels roomy and looks spacious.

'What we like about upstairs is the main bedroom which is dual aspect, and you have panoramic views. In fact, a feature of all the rooms is the views.'

Exploring the Grounds

The gravelled driveway swings round and hugs the beautiful lawned garden which has a splendid array of conifers and shrubs. The drive continues along the side of the house where you can access a rear entrance to the property as well as the extensive storage garage. The glorious pond set in a small, wooded copse-like area is a magnificent sight to behold and there is a small seating area to take in the sights and sounds. There is also a well in one of the courtyard areas. The area to the side of the house is lawned with a backdrop of established trees. To the front of the house there are several lower level and traditional border hedges that add gravitas and style to the plot. There is an arched doorway that leads to an inner courtyard. It is wonderful for relaxing, taking in the sun and a super spot for contemplation. This inner courtyard gives access to the lovely, detached garden room, pergola, shed and greenhouse.

The gardens extend further away from the house with an additional lawned area and small wooded area and further outbuildings.









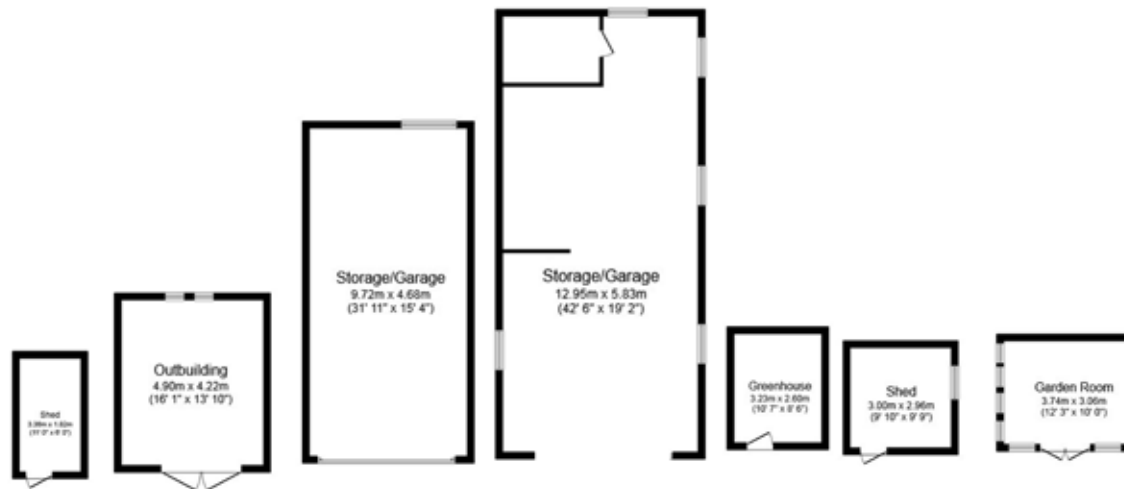






STEP OUTSIDE

Property - DIS4257
Approx. Internal Floor Area of Outbuildings - 1641 Sq ft / 152.5 Sqm



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'Some of the significant trees on site include Willow, Red Willow, Lime, Rhus, Acer plus, too many others to mention here. 'Our favourite spot in the garden is in the garden room as all the birds visit and you have a front row seat for wildlife watching.'

'Wildlife is abundant and its a wonderful pastime watching the Deer, Pheasant and array of birdlife visiting which often include Egrets and Herons.

In the Area

Stowmarket has a good range of amenities and facilities including a mainline railway station with services to London Liverpool Street.

There are primary and secondary schools within the local area. The road networks support easy access to other towns and to the east coast.

Rural life is a stone's throw away and you will be spoiled by the wonderful walking and cycle routes and forest areas to explore in glorious Suffolk.

Agents Note

Tenure: Freehold

Local Authority: Mid Suffolk District Council - Band F
Services: Mains Electricity, Gas, Water and Drainage, GFC.

Directions: What 3 Words Location - "awaiting, morphing, bristle"

Property - DIS4257
Approx. Internal Floor Area - 3362 Sq ft / 312.3 Sqm



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