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HOME

A HOME IN HARMONY

Nestled into a private and charming garden and located along the quiet high street in the village of Redgrave, near Diss, is this idyllic, traditional Grade II* listed "Suffolk Pink" Hall house, with four bedrooms and three bathrooms, together with a separate large, one bedroom annex barn. Described by the current owners as "the happiest of homes," they have completely updated the property to create a historic "living, breathing house" that preserves the character and charm of its fifteenth-century origins but functions as a modern, versatile home, with large, airy rooms and a layout that has allowed their family space to grow and thrive.





Dating from around 1485 and believed to be the oldest building in the village, the property offers abundant character and charm in a layout that has been sympathetically modernised to provide a versatile and generous living space. The original main entrance opens to a hall where one of three staircases in the property winds up to the principal suite on the first floor. To the right of the entrance hallway is the first of two large living rooms, where dual aspect windows allow natural light to flood into the space. Set within the large brick inglenook fire place is a wonderfully ornate wood burner, and the current owners fondly recall sitting in front of the warm fire while reading a book. To the rear of the living room is a large bathroom, which has been designed to enhance the character of the property and includes a roll-top bath. Also within the living room is the second staircase to the first floor, which opens to a large double bedroom. The current owners note that this wing of the house could function as a private guest wing or annex, and would be ideal for larger families with multiple generations.

To the left of the entrance hall is the main Living room, which enjoys a wonderful sense of tranquillity and light that beams in through dual aspect windows. The current owners consider this to be their favourite room in the house, noting that “in the morning the room is particularly beautiful with sunlight streaming in, and it’s the perfect spot to sit and enjoy a coffee in the sunshine. This room has the original inglenook fireplace with an open fire and the original bread oven, and it’s a really lovely space in the day but especially cosy in the evening with curtains closed and candles burning in the fireplace. Our guests are always wowed by this room.” The living room then leads through to a large dual-aspect formal dining room, which has been utilised by the current owners as a snug. This then opens into a Hallway with the new main entrance to the house, connecting the original thatch house with a newer extension that houses the open plan kitchen and breakfast room, which has been renovated and updated by the current owners to create a large farmhouse kitchen with a range of bespoke units under granite countertops, a working Rayburn range cooker housed in a brick inglenook chimney breast, a second modern electric cooker, and a range of integrated appliances including two fridges, a freezer, dishwasher and washer/dryer. The kitchen enjoys views into the surrounding gardens virtually on all sides, and the kitchen is large enough to house a full-size table and chairs in the centre. There is also a dedicated breakfast area, allowing the room to be versatile and accommodating for many different preferences.



“... as the sun moves round during the day you get different aspects of light coming into this room.”







The third staircase of the property is located in the kitchen and leads to the first floor section of this wing, where there are two double bedrooms and a family shower room. "The layout has worked well for our family," note the current owners. "As our children grew older and wanted more privacy, they moved from the main section of the house to the bedrooms in this wing, giving them essentially their own space." Back in the main section of the house, the two older staircases both lead to large double bedrooms on the first floor. The principal bedroom sits above the living room, and enjoys good ceiling heights, a large storage cupboard and an en-suite bathroom with a traditional roll-top bath and a range of fitted wardrobes providing extra storage.



Sitting over the shingle drive and across from the main house is an old barn which the current owners converted into a self-contained annex in the early 2000's. The annex includes a full-size kitchen, a large living room with a feature window and French doors that offer wonderful views of the formal garden, a double bedroom and bathroom. The annex has been utilised by the current owners to house extended family, but this space could alternately be used as a holiday let to earn additional income or as a self-contained office for working from home. Planning permission has previously been granted for a double cart lodge to be built behind the annex barn to the rear of the garden on the left hand side.



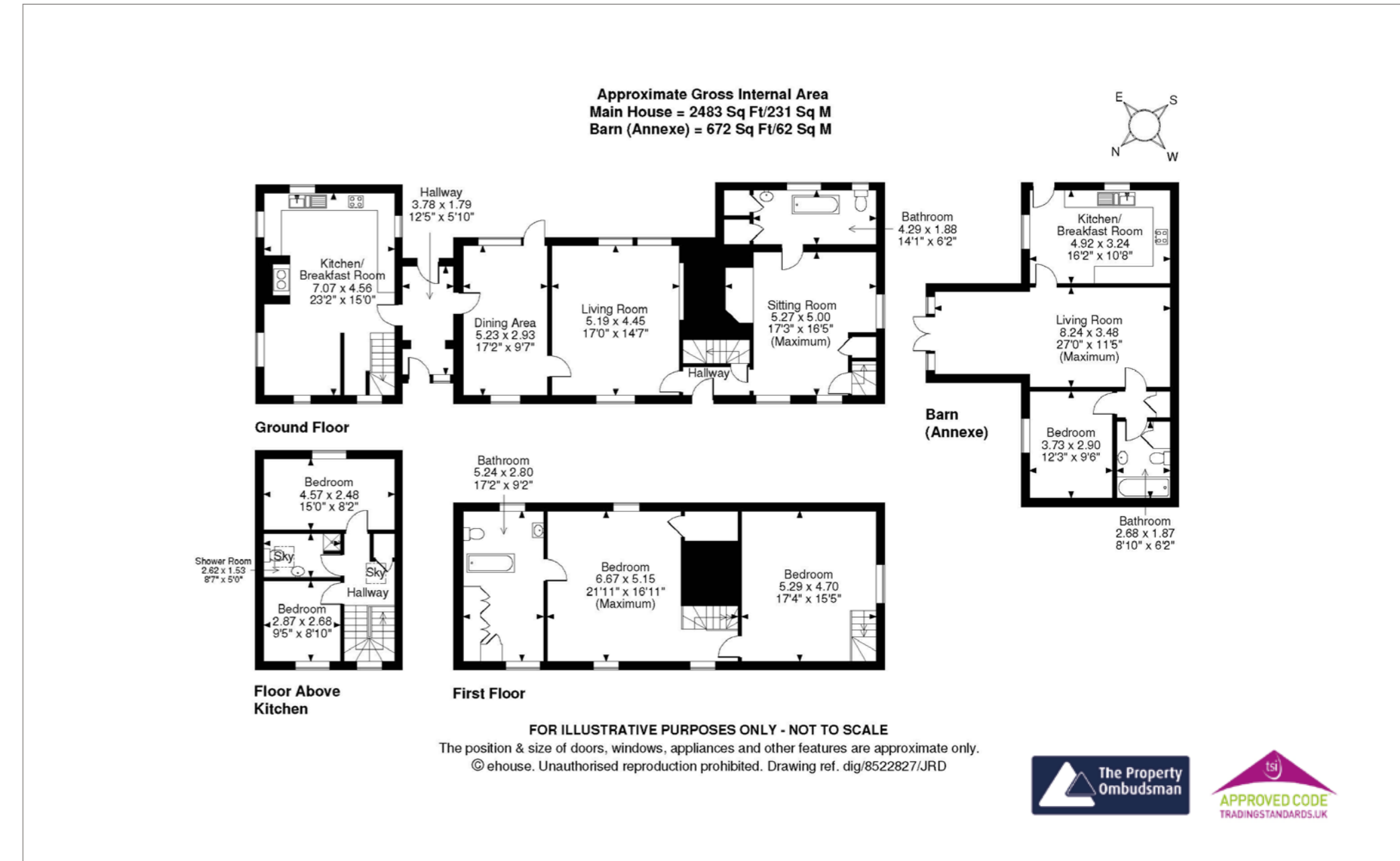




LOCATION

The property enjoys a secluded plot of just over half an acre, with a garden that wraps around the main house to provide two distinct zones. Running along the side of the main house is an area of the garden which the current owner described as having more of a "cottage garden" feel, where rose bushes and other lovely specimens border a large paved terrace, creating the most wonderful atmosphere for al-fresco dining, or even just for enjoying a morning cup of coffee in the sunshine. "When the roses are in bloom it's really lovely to sit out there and enjoy the afternoon sun," said the current owners, who added that, "you can then follow the sun round to the top part of the garden which feels a lot like sitting in your own private park, and this part of the garden is drenched in sunlight until long into the evening." The upper portion of the garden does indeed have a more formal feel, yet it has been designed to be low maintenance. This part of the garden enjoys shade and seclusion from mature trees, including a large chestnut; and a metal pergola provides a central focus for evening gatherings.

The property sits along the quaint, quiet high street in the village of Redgrave which the current owners describe as "a typical English village, with a lovely pub, a village green with beautiful trees and a duck pond." They add that "there's a real heart to the village, and we've made so many friends here over the years. There are regular events on the village green, and the community is very family-orientated." The village is surrounded by the open fields of the north Suffolk countryside, with no end of walking routes to explore, and the village is within easy walking distance of the Redgrave and Lopham Fen, which the current owners describe as "the perfect afternoon walk with so many ponds and paths to explore." The village sits just to the west of the market town of Diss, where there is a range of independent and national chain shops and eateries, together with the local high school, two sports and leisure centres, and the Diss Mere, around which are a number of quaint pubs, shops and tea rooms, as well as a large park and children's playground. The nearest mainline rail station with direct services to London's Liverpool Street Station is also found at Diss, with journeys to the capital taking around 1 hour 40 minutes. The station sits on the line between Liverpool Street Station and Norwich, and therefore provides direct journeys north to Norwich and south to the county town of Ipswich. Sitting centrally in the county, the village is also within easy reach of the popular Thetford Forest, which is around twenty minutes by car, as well as the famed Suffolk coast, where the popular seaside resort towns of Southwold and Aldeburgh can be reached in around one hour.



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.



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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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