



EH

EXQUISITE
HOME

A RARE JEWEL

The little village of Great Ashfield is located around nine miles east of historic Bury St Edmunds. It appears in the Domesday Book of 1086 and its name is thought to derive from the Old English for "open land where ash trees grow." It was once dominated by a splendid castle, of which only the overgrown motte remains. Its Grade I parish church, All Saints, is constructed from flint and dates back to the twelfth and thirteenth centuries in parts.





This delightful Grade II listed detached cottage painted in traditional Suffolk Pink and with a thatched roof is the quintessential village dwelling. Thought to have been built in the early sixteenth century and originally two cottages, it has been in the same family since it was built. The present owner bought it in 1998, enchanted by its beauty and charm. Since buying it, he has built an extension housing the kitchen, conservatory and bathroom, replaced the floors with reclaimed tiles, built a heated greenhouse, two double garages and a garden office and redecorated throughout. During the groundworks for the extension, a pair of seventeenth century shoes and some Stone Age flints were found, clear proof that this is a place which has been inhabited for many centuries.

There is plenty of parking in the garages and on the drive. The property sits within approximately 0.51 acres, has an old well and many fruitful trees including a medlar, cherry, apples, plums, greengages and mulberry, plus a large walnut tree. The porch and front door open straight into a quaint hall with the cottage staircase rising to the first floor. To the left is the stunning double aspect dining room featuring many exposed beams, as does the entire house. There is a huge brick inglenook fireplace with intricate woodwork detailing above, dating back, it is thought, to the sixteenth century. The large open plan kitchen/breakfast room is floored in reclaimed two hundred year old Dutch floor tiles, with free-standing appliances, cream cupboards and solid wood worktops and a large ceramic Belfast sink. There is space for an Aga in the large brick inglenook. The kitchen flows naturally into the large, light conservatory. The large shower room features original seventeenth century Delft tiles and there is a small back porch from the sunny block paved courtyard. To the right, the large sitting room is dominated by an inglenook fireplace with oak bressumer beam, intricate wood detailing and a wood burner. It is a beautifully cosy and welcoming room, simply steeped in history and ideal for quiet family time or entertaining. Next door is the dual aspect study floored with reclaimed Dutch tiles and with a second winding wooden cottage staircase leading up to the first floor. The ground floor accommodation is completed by the three-piece family bathroom featuring one of the first flush toilets ever made and decorated in blue and white paintings of birds, a washstand and reclaimed Dutch quarry floor tiles.

Both sets of stairs lead up to the three charming bedrooms on the first floor. All featuring polished wooden floorboards and exposed beams, there is a dual aspect principal bedroom, a smaller room ideal for a child or nursery and a third bedroom with an exposed brick chimney breast and an open fireplace. This floor is a fairy-tale space, ideal



Suffolk Cottage Charm



“...a beautifully cosy and welcoming room, simply steeped in history and ideal for quiet family time or entertaining...”



LOCATION

The pretty garden with its old well, pergola, vegetable beds, verdant fruit trees, raspberry canes and rhubarb has more than enough space for children's play equipment, seating and container gardening if desired. The owner has constructed four useful outbuildings, all of which add considerable value to this lovely property. The large greenhouse has underfloor heating and yields crops of oranges and lemons during the winter. The owners sometimes enjoy dinner there in the winter. The dual aspect home office has been designed to look like a traditional Suffolk black barn and has heating and plenty of power sockets, ideal for anyone who needs to work from home. The two double garages both have heating, power and light and very heavy wooden doors. The owner purchased an additional plot of land in 2012, currently used to keep chickens, but this could offer a multitude of uses.

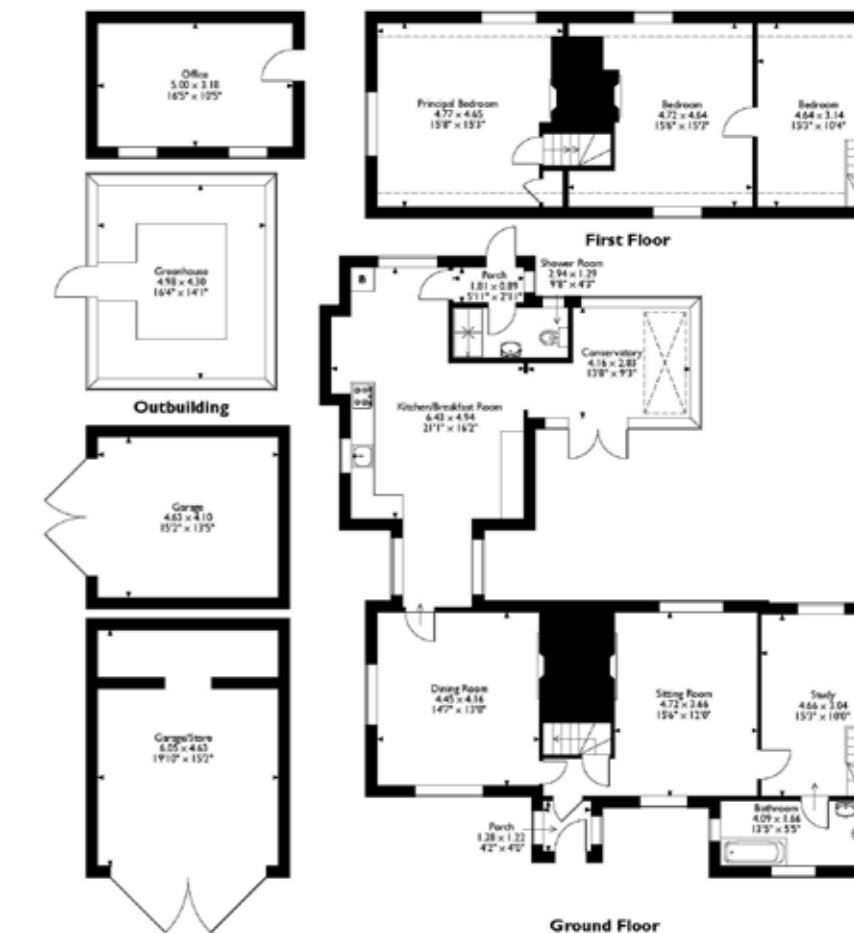
Mid Suffolk is a particularly beautiful and largely rural part of the county. Open fields dotted with pretty villages, barns, farm buildings and woodland gives way to the thriving towns of Needham Market, Bury St Edmunds and Stowmarket. Although quiet and peaceful, the region is exceptionally well served with transport links. The A14 and A134 run through it and regular fast trains run from Stowmarket and Needham Market into London Liverpool Street. Nearby Elmswell has a primary school, a Co-op, pubs and coffee shops and Bury St Edmunds is only a twenty minute drive away via the A14.

Simply soaked in history and charm, within in a village setting, with excellent transport links and nearby amenities, this delightful and quintessentially English thatched cottage is a rare jewel indeed.

"Quintessentially English."



Approximate Gross Internal Area
 Main House = 166 Sq M/1787 Sq Ft
 Garage = 47 Sq M/506 Sq Ft
 Outbuilding = 37 Sq M/398 Sq Ft
 Total = 250 Sq M/2691 Sq Ft



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.



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