



EH
EXQUISITE
HOME

COUNTRY CHARM

This Grade II listed, idyllic four-bedroom country residence sits amongst established, mature gardens and enjoys peaceful country views whilst still being within easy commute to the popular town of Stowmarket. The property is one of nine residences in the hamlet, of which seven are converted farm buildings that were turned into residences in the late 1980s and has been meticulously maintained by the current owners. Reflecting on the property's charm and character, its history, peaceful position, convenience and the wealth of natural light, they note that this property "will be a hard act to follow."





There's an immediate sense of this property's grandeur as you approach the main entrance. Windows stretching the full height of the two-storey barn are placed either side of the door and welcome you into a grand, triple-height space that's absolutely flooded with natural light. When asked what might be this property's top feature, the current owners had no reserve in suggesting that the "ambience and light" certainly give this house the "wow factor," adding, "it's just so light and airy, with so much history associated with the property." Immediately to the left of the entrance door, the current owners have utilised the space under the first floor landing as a dining room. The generous proportions of this space allow for large tables and plenty of movement, where large dinner parties and holiday get-togethers can be hosted in style. With exposed beams, warm lighting, and a neutral colour scheme, it is easy to imagine the hours that can be enjoyed here with family and friends. To the rear of the entrance hall space is an area that the current owners have utilised as a smaller, secondary sitting room. "It's probably my favourite place to relax," says the current owner. "The light is fantastic, it's so relaxing and a great place to sit down with a book." They add, "because it's in the centre of everything, you can still be sociable. You can be in the heart of the home." A galleried landing and walkway connecting the upstairs portions of the two sides to this property complete the entrance hallway: it truly is a space that must be seen to be fully appreciated.



"A very special home that's been shared with family and friends over the years..."



Beyond the entrance hallway is the formal reception room which occupies the entire western wing of the house. Paned-glass French doors open up into this large but comfortable space, which again features exposed beams and is bathed in sunlight from its dual aspect windows. A commanding wood burning stove takes pride of place as the focal point of this room, around which it's easy to imagine warming your hands and feet after a bracing winter walk through the surrounding countryside. An additional door to the front leads to a pretty patio area, which has the benefit of being covered by a wooden pergola with established vinery, which, when in bloom, provides gentle shade from excess sunlight. Back across the entrance hall, a small study can be accessed from the smaller sitting room area, which could alternatively be used as a playroom or hobbies room. Next to this is a useful ground floor WC, and across from the dining area is a large kitchen/breakfast room. Fitted with modern, country farmhouse-style cabinetry and an easy-clean work surface, the kitchen is a great space for the keen cook to enjoy. The room is large enough for a table and chairs, which allows the kitchen to be a sociable space. The stand-out feature of the kitchen has to be the long window which offers great views into the stunning garden. The current owners add that, "you can spend hours looking at the wildlife from the kitchen, it's one of the best views in the house and a great spot to do the washing up!" Next to the kitchen is a good-sized utility room, with a door leading out to the back garden, making this a great place to store muddy boots after an afternoon of gardening. With space for white goods and plenty of work surfaces, it's a great addition to the generous kitchen.

“A unique setting, with great accessibility to amenities and a wonderful, supportive community.”



Up the stairs to the first floor you'll find four good-sized bedrooms, all featuring exposed wooden beams and with generous windows allowing plenty of natural light into each space. Additionally, there is a generous landing above the dining area which the current owners utilise as a further sitting room. For families with young children, this too could make an ideal playroom: a place to keep toys and mess away from the entertaining spaces on the ground floor. Alternatively, a prospective owner may enquire as to the possibility of making this space a fifth bedroom. However, as the property is listed any such works would likely need planning consent and interested parties are advised to make their own enquiries as to the feasibility of such a project. As part of the entrance hallway, the generous landing benefits from double-height ceilings, as the space is vaulted into the roof eaves and therefore exposes the most beautiful structural beams. The principal bedroom lies to one side of the bridge that connects the two ends of the first floor accommodation. The bedroom has generous proportions and is in excellent decorative order, with calming hues and more of those incredible beams on show. The principal bedroom also benefits from a dressing room with two large wardrobes and a private en-suite bathroom which is bright and airy with a skylight. Back across the bridge, the three double bedrooms each share a modern-fitted bathroom, again with the benefit of natural light through a skylight. The current owners note that the biggest of these three bedrooms, with dual-aspect windows, has possibly one of the prettiest views in the property, as it looks out over the moat which surrounds the grounds of the neighbouring hall. The square footage of the property is completed by a garage and, to the side of the utility room area, a large, full-height storage area. It is via this storage area that the property is link-attached to the neighbouring property, which also enjoys an identical storage area, creating plenty of space and privacy between the two properties. Additionally, the storage room may present opportunities for further developing the liveable footprint of the house, subject to obtaining any necessary planning requirements.











The property enjoys a large, established garden of 0.36 acres, with a 0.68 acre paddock available to purchase by separate negotiation. Immediately surrounding the house are two large patio areas, where the current owners tend to sit at different times of the day in order to follow the sunlight. They note that the patio area nearest the kitchen is basked in summer sunshine from late morning until dusk, and so is an ideal spot to enjoy a glass of wine after a long day or even to indulge in some al-fresco dining. There's a private gravelled courtyard and an established vegetable patch in the lawned portion of the garden. Additionally, there is a large area of grassy lawn which is flat and an excellent place for children and pets to play. A large willow tree sits towards the end of the lawn, which when in bloom is a breathtaking addition to the already idyllic scenery. Finally, a number of abundant apple trees - including one which produces excellent cooking apples - can be found within the garden.

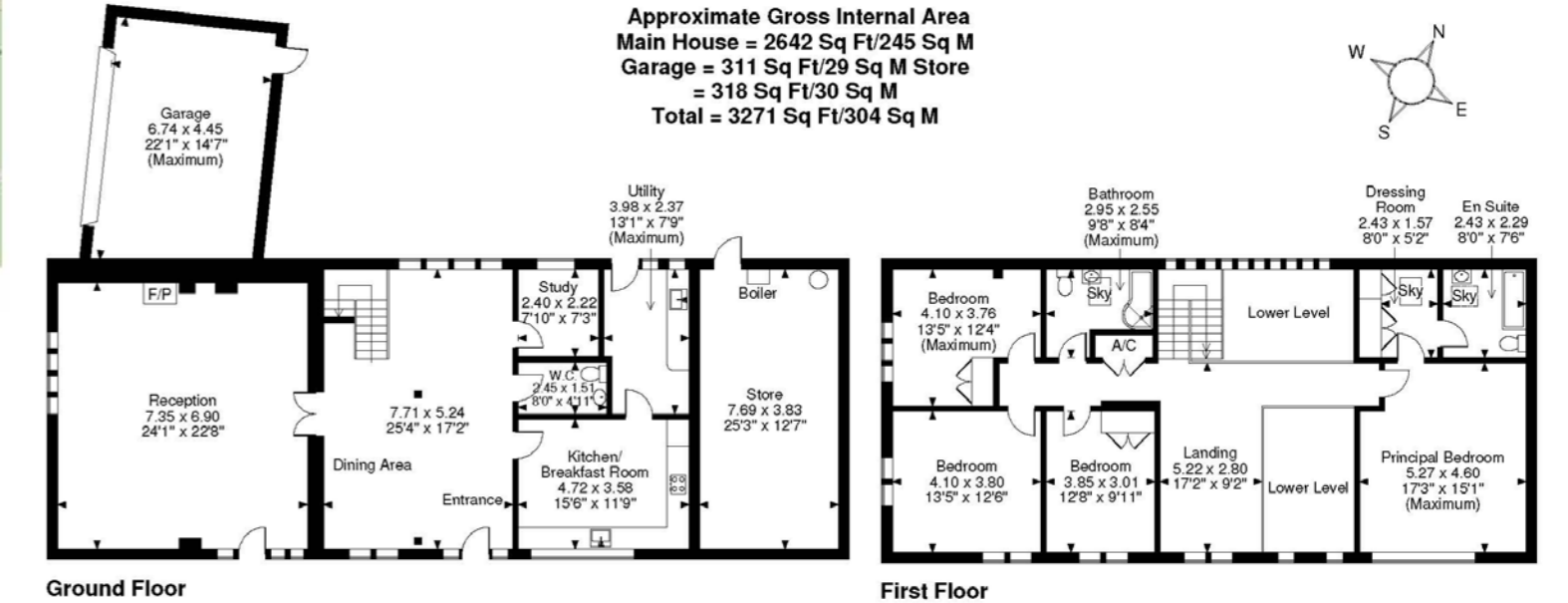
LOCATION

The hamlet of Onehouse Hall sits in open countryside to the north of the village of Great Finborough and to the west of the popular market town of Stowmarket. When asked what brought them to this property in the first place, the current owners admitted it was "location, location, location!" They elaborate: "the position "wowed" us, because there's so much history here and it's such a peaceful location, but we needed to be somewhere within travelling distance to Bury St Edmunds and easy accessibility to Stowmarket train station, so this location really ticked the box!" At only a 10/12 minute drive from Stowmarket station, the property is indeed ideally located for professionals who require an easy commute into Bury St Edmunds, Ipswich, or even further towards greater London. Stowmarket also offers a wide array of shops, cafes and restaurants, as well as a doctor's surgery and a number of good schools. 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.

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. "Features of Suffolk would certainly include Lavenham, only twenty minutes away from us, with its superb medieval cottages, Guildhall and 15 century Church. Also Framlingham, with its Castle and bustling market square which offers a twice-weekly country market filled with local produce." 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.



Map showing all land available to purchase, please note that the paddock is on a separate title to The Granary, however, the paddock would be available by separate negotiation if a purchaser of The Granary desired.



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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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