



Orchard House  
Mill Street | Stowupland | Suffolk | IP14 5BJ

# THATCHED COTTAGE HEAVEN



If you harbour doubts that utter tranquillity and rural bliss can be found within commuting distance from London, come and be persuaded otherwise!

This piece of pastoral perfection with three/four bedrooms under an adorable thatched roof, all set in its own private acre is four minutes from Stowmarket station, from where trains reach London Liverpool Street in just over an hour.







- A Delightful 16th Century, Grade II Listed Farmhouse in the village of Stowupland
- Three/Four Bedrooms; One on the Ground Floor with En Suite Bath/Shower Room
- Ground Floor Cloakroom and First Floor Shower Room
- Three/Four Reception Rooms inc Study/Bedroom Four and Excellent Conservatory
- Light and Airy Kitchen with Separate Utility Room
- Many Charming Period Features Throughout
- Detached Barn measuring 900 sq.ft Barn
- The Grounds extend to 0.86 of an acre (stms)
- Easy Access to Stowmarket Mainline Railway Station and A14
- The Main Accommodation extends to 2,436 sq.ft
- EPC Exempt

“I fell in love with it as soon as I saw it”, says the owner, and the immediate appeal of this 16th century English farmhouse is impossible to deny. Rendered in a pale Suffolk pink and with a pretty eyebrow window peeping out of the thatch, it’s bound to be love at first sight for any future owner. The wow factor indeed begins on the drive. The house is set well back from the road, right in the middle of its plot, meaning privacy, seclusion and a sense of being separated from everyday life. Being able to retreat to this tranquil haven after a day in the city is what the owner has enjoyed the most.

#### Dramatic Beams

A large drawing room belies the bijou exterior of this house. This is a lofty space whose height is due to the removal of an upper floor, according to Historic England. There’s more than enough space to divide the room into separate areas – indeed currently it’s home to a pool table as well as a seating area around the large inglenook with a fitted and renewed gas fire in the hearth. Dramatic beams across the walls, some interestingly curved, display the building’s ancient structure though, due to the high unbeamed ceiling, they don’t dominate. It’s a wonderful space, filled with light from the south and west. When a smaller, cosier space is required, the snug across the hall fits the bill perfectly. Beams on the ceiling, but not the walls, add a sense of enclosure while retaining the lateral dimensions, and a Victorian fireplace with gas coal fire provides a cosy focus.

#### A Sunny Space

A large dining room leads directly into a beautiful sunny conservatory, a fine example of its kind. It’s splendidly substantial while also light and airy. French doors leading to the garden deliver that desirable indoor/outdoor living feeling. With its views down the garden, it’s no wonder this is the owner’s favourite spot. A bright – and beautifully appointed – modern kitchen admits light on three sides. Wide cream units line the walls and set off a dramatic glass splashback. A picture window looks into the conservatory, bringing a feeling of openness and connection. A utility room is conveniently located just off the kitchen.

#### Upstairs and Downstairs

The master bedroom is downstairs, making single storey living an option. This is a generous size with views of the garden. Attached is a spacious and bright bathroom with bathtub and shower stall. Windows on two opposite walls to the east and west ensure it is always filled with light. Upstairs on the first floor are two further bedrooms, each a good size, one with a large walk-in closet, the other with under-eaves storage. Another loft storage room is accessed from the landing. Up here is also a shower room with an airing cupboard. All in all, there’s a welcome amount of storage space. A fourth bedroom is downstairs and currently used as a home office with high quality fitted office furniture and superfast broadband.=

#### The Outside

Outside in a separate building – a former stable block – is a large barn with three additional storerooms. Currently, it houses garden machinery but there is plenty of potential for conversion to something else (subject to planning consent). As with all good big properties, the garden is nicely divided into “rooms”. Immediately behind the house is a large grassy area, beyond which is an impressive pond with an attractive brick surround and small terrace from where to sit and spot the pond’s inhabitants. Adjacent is a rose garden growing over an elaborate walkway of trellises. Yet further down the garden is an expansive area with a summer house and a treehouse. It’s a magical place for children or grandchildren to play.





















# INFORMATION

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## On Your Doorstep

The village of Stowupland with its two pubs, lively village hall, schools (primary and high), supermarket and independent butchers is but a few minutes' walk. Stowmarket is a couple of minutes further away with more supermarkets, cinema, The John Peel Centre for Creative Arts, and renowned and respected youth centre - The Mix. From here are fast and regular connections to Norwich (half an hour) or London (just over an hour). By road, the A14 is a couple of minutes away from where either Ipswich or Bury St Edmunds can be reached in approximately 20 minutes.

## Directions

Leave Diss on the A1066 and turn right onto Stuston Road/B1077. At the roundabout take the 2nd exit onto B1077 and then turn right onto the A140. At the roundabout, take the 3rd exit and stay on the A140. At the next roundabout take the 2nd exit and continue on the A140. Turn right and continue along this road, taking a left hand turn onto the A1120 and then a right onto the B1115 and left onto Mill Street and then left again and the property will be found on the left hand side.

## What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the following words... [showering](#), [bunch](#), [transmits](#)

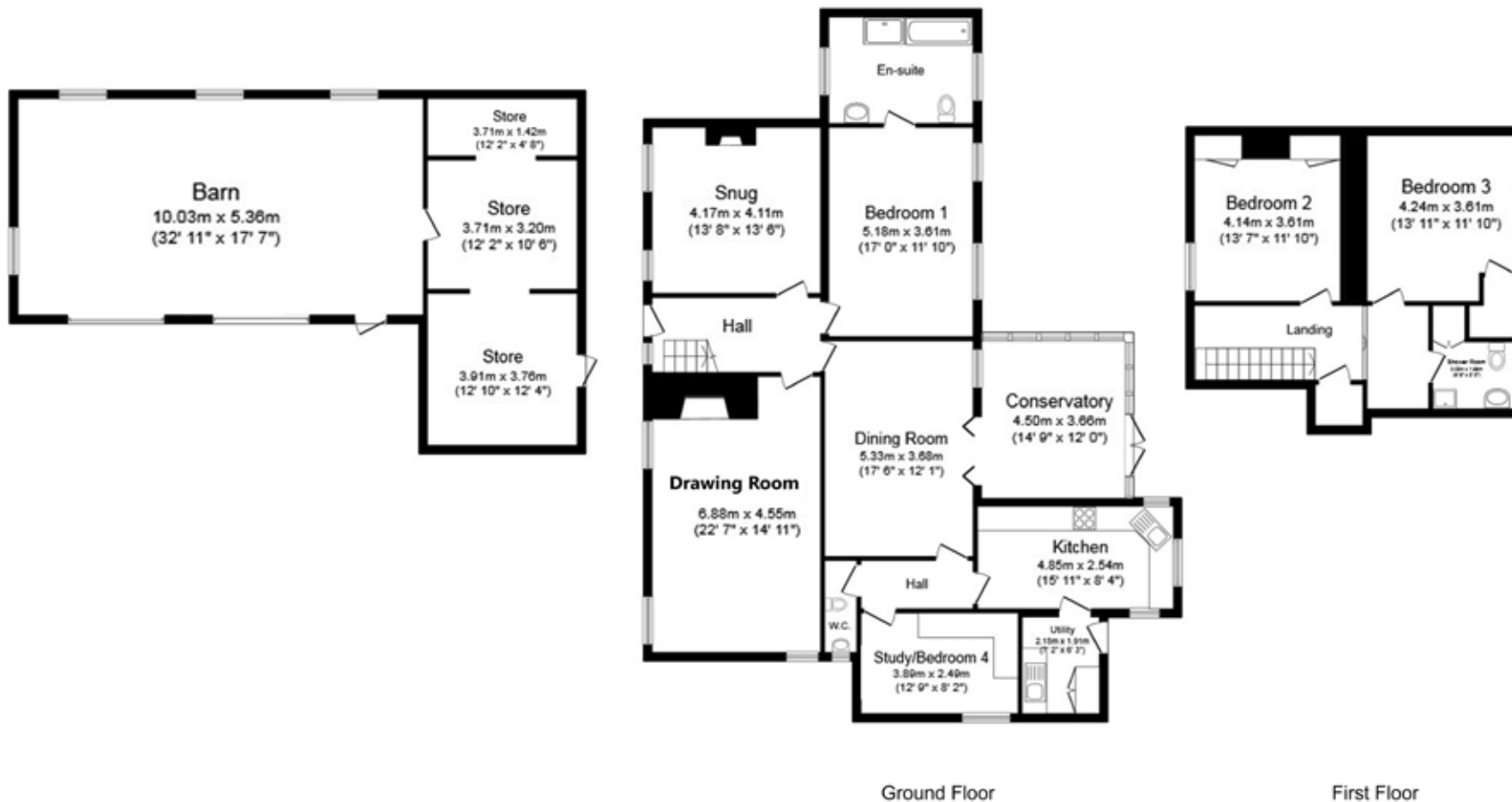
## Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage, Superfast Broadband, CCTV and maintained Fire and Burglar Alarm  
Mid Suffolk District Council – Council Tax Band F  
Freehold

## Agents Notes

White goods have been replaced in the last 6-months (to be left)  
Flat roofs replaced in the last 2-years  
Porch and barn tiles cleaned and refitted in the last 2 years  
Electrical and heating systems upgraded / renewed in the last 5 years  
External painting (windows and render) completed every 2 years  
Electrical certificate and thatch condition report (excellent) obtained in last 3 years

Property - DIS4371  
 Approx. Internal Floor Area - 2436 Sq ft / 226.3 Sqm  
 Approx Internal Floor Area of Barn - 919.2 Sq ft / 85.4 Sqm



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Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and 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 it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





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