



EH

EXQUISITE
HOME

ELEGANT CHARACTER

The property is located in the village of Pakenham, which lies approximately six miles to the east of Bury St Edmunds. The village's location offers that perennially sought-after ideal of the "best of both worlds," in that the village offers a quiet, tranquil setting amongst wide open countryside, yet is within fifteen minutes of a large town offering a wide array of shopping, eating and cultural entertainments. The current owners note that the village's location is "very suitable for walkers, cyclists and horse riders, as there's no end to the walks, paths and bridleways that you can access from the village." The village itself is home to a thriving pub which serves as a real centre of the community, offering local ales and good food, and which hosts some village events. The current owners note that there is "a really friendly sense of community in the village, and it's very supportive, and we especially saw that in recent years during the pandemic.'

The village hall is only a short walk from the property and hosts a lively array of clubs and activities, including an amateur dramatics society, crafting workshops, and the like. There is also a village shop and post office with banking facility which is adjoining the village hall. There is a regular bus service connecting the town to Bury St Edmunds, and the nearest train station is only a five-minute drive to the neighbouring village of Thurston, which offers direct services to Bury St Edmunds and to Ipswich, where London-bound commuters can then catch a fast train to London's Liverpool Street station. The total commute from Thurston station to Liverpool Street is just under two hours, making the property easily commutable for those who travel to the capital on a regular basis.





A prime example of the typical English country cottage, the property is served by two main entrances: the first is the ceremonial front door which opens into a hall that gives access to the two main reception rooms; the second is the back door, which is covered by a beautiful oak porch and which gives almost direct access into the kitchen. We'll start at the front door, opening to the front hallway, with a winding stair giving access to the first floor, and two doors leading into the two reception rooms, both of which are similar in size. The reception room is dual aspect with windows to the front and the side, allowing a surprising amount of light to filter into this historic property. The room benefits from a large wood burner which is set into the old inglenook, and the current owners describe this room as their favourite place to sit and relax in the evening, especially in the winter when the log burner is lit. The second reception room is currently in use as a second sitting room or snug by the current owners, but would more traditionally have been used as a formal dining room. Red tiled floors add to the sense of history and charm in this room, and a large brick inglenook houses a working open fire. Like the living room, this room is also dual aspect, and with south and east-facing windows, the room is absolutely bathed in light throughout much of the day.



“...the true feature of this kitchen has to be the intricately carved beam which runs through the centre of the room...”



Both reception rooms open into the kitchen, which truly serves as the hub of the home as it connects the oldest part of the house to the front with the slightly newer extensions at the rear. The kitchen is fitted with a range of traditional units which offer a surprising amount of worktop space considering the relative size of the room. In the centre is space for a breakfast table, which increases the practical work space in the kitchen and also allows the space to function as a social hub for family and friends to gather while food is being prepared. A large range cooker is set back into yet another brick inglenook, but the true feature of this kitchen has to be the intricately carved beam which runs through the centre of the room. The current owners asked a historian in to investigate the beam, and they suggested that the beam may originally have been part of the cathedral at Bury St Edmunds, but could have been damaged during the Peasant's Revolt of the late 14th century. To the rear of the kitchen is the rear entrance hall, which includes a ground-floor WC and enters into the rear garden room, which is light and bright with vaulted ceilings and French doors that open into the delightful rear garden.



"...this room is a favourite place to sit and relax in the evening, especially in the winter when the log burner is lit..."



Five bedrooms are split between the first and second floors. The principal bedroom suite is found on the first floor, located over the dining room below and taking advantage of idyllic and sunny views to the south and east of the property. The suite includes a small dressing area and a modern en-suite shower room. Two more double bedrooms are found on this level, one with a large range of bespoke modern fitted wardrobes, together with a family bathroom. Two attic bedrooms are found on the second floor, one which is currently in use as a study. The current owners add that in winter when all the houses on the street have their log burners going, "looking out from the study can almost feel like looking onto an idyllic scene from Dickens."









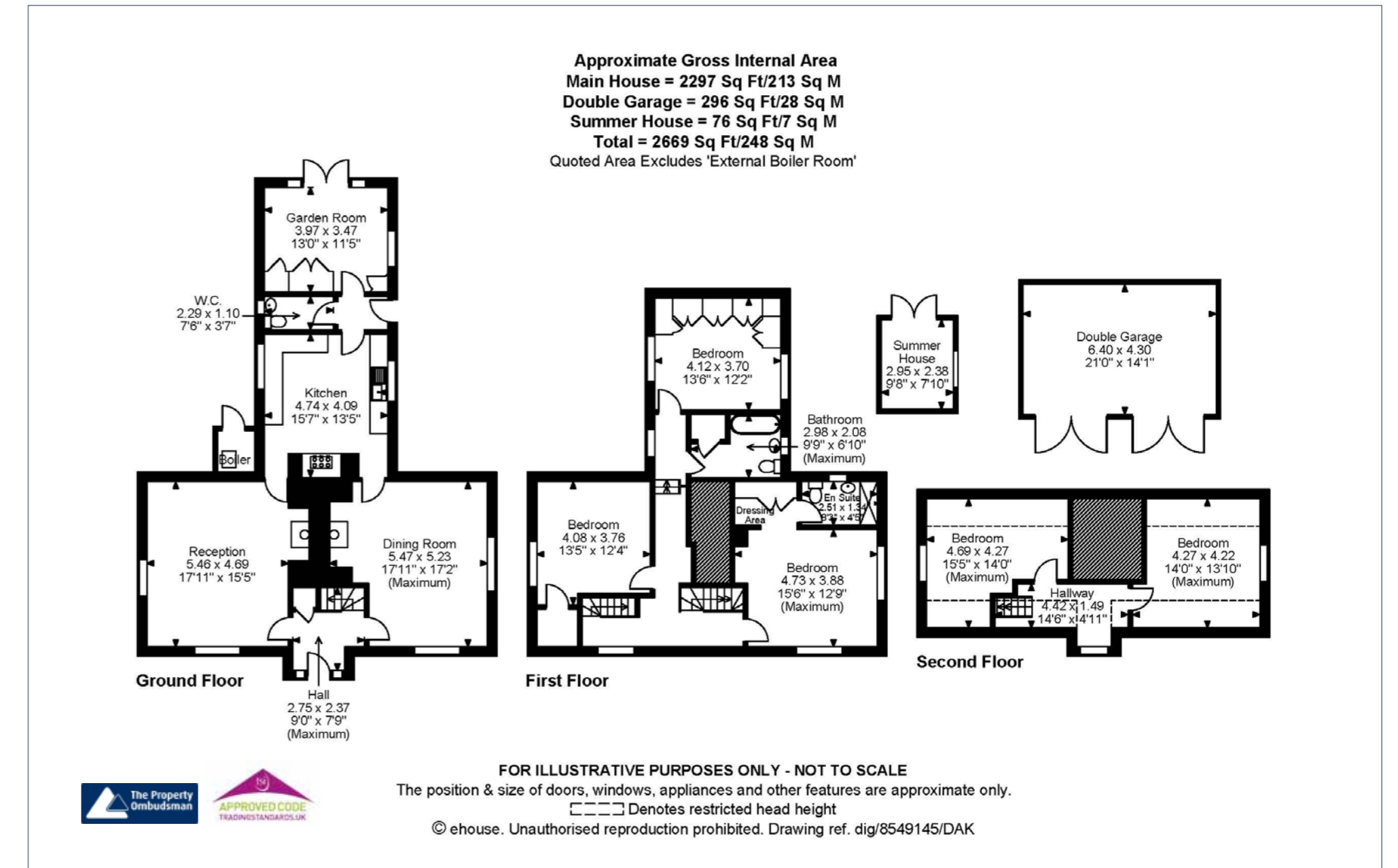
“...a perfect country village garden...”

The cultivation of the property’s garden has been a true labour of love for the current owners, who have transformed the plot from what they described as a plain lawn bordered with shrubs when they purchased the property to the lively oasis of calm and colour that inhabits the space now. To the front of the house, a flint and brick wall separates the property from the road and creates a small front garden, where a wisteria can be found growing to the side of the front porch area. A large gravel drive leads to the side of the house, where a detached double garage provides ample sheltered parking or convenient storage. Running along the side and rear of the house is a paved terrace, providing plenty of space for seating and al-fresco dining. “It’s just lovely to be out in the garden all day,” said the current owners. “The sun comes around the house from front to back, so there’s always somewhere to sit in the garden whether you want to sit in the sun or the shade. There’s a seat under the ash maple that’s absolutely the perfect place to sit and read a book.” Or you could enjoy the garden from the charming detached summer house which has full electricity and lighting and could be used as a separate office if required.

To the rear of the house, where the sunlight is throughout the day, the long garden extends all the way back to a small rill. There are over twenty mature trees, including various apple and pear trees, and the current owners have planted countless shrubs and perennials. The owners have also cultivated a thriving vegetable and fruit garden which has fifteen raised beds for planting out and they lovingly describe the garden as “a perfect country village garden.”

LOCATION

Sitting centrally in the county of Suffolk, Pakenham is only a short drive to some of the most popular attractions in the area. Both Kings and Thetford Forests are accessible by car in around half an hour; and the exclusive beach resort towns of Southwold and Aldeburgh can be reached in around one hour. In fact, Bury St Edmunds and the surrounding villages are optimally placed to enjoy all that East Anglia has to offer, with commutes to the medieval cities of Cambridge, Colchester and Norwich all taking around one hour; the North Norfolk and Suffolk coasts, together with the Norfolk Broads - all dubbed Areas of Outstanding Natural Beauty - are also commutable in around an hour; and the sailing opportunities at Ipswich, Levington and Felixstowe commutable in around 45 minutes to an hour. Considered to be the cultural capital of Suffolk, Bury St Edmunds is perennially popular for its lively social scene, renowned theatres, abundance of Michelin star restaurants, independent shops and cafes, and a thriving High Street. The town is steeped in history and has a wonderful medieval heritage with its cathedral and abbey. Finally, one of the county's leading independent schools, the Culford School, sits just north of Bury St Edmunds and can be reached from the property in less than fifteen minutes.



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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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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Regional Office: Exquisite Home, Valley Lane, Wherstead, Ipswich, Suffolk, IP9 2AX
T +44(0)3455 651681 E enquiries@exquisitehome.co.uk

www.exquisitehome.co.uk