



EH

EXQUISITE
HOME

FINELY BALANCED

Needham Market stands in the Gipping valley in Mid Suffolk, three miles southeast of Stowmarket, nineteen miles southeast of historic Bury St Edmunds and ten miles north of the county town, Ipswich. The town became rich from the wool combing industry, allowing its wealthy merchants to build themselves fine houses along the High Street, many of which are Grade II listed. The fifteenth century Grade I listed St John the Baptist on the High Street is full of fascinating features including a hammerbeam roof. The Old Grammar School was constructed in the seventeenth century and there are many other beautiful old buildings. The entire High Street is a conservation area. For such a historic town, Needham Market is very much of the twenty first century, with regular fast trains running into London Liverpool Street from the station and good access to the A14 which loops around the east of the town. It has a primary school, four pubs, a dentist and doctor's surgery, a number of takeaways, a pharmacy and a veterinary practice. Needham Lake is just up the road and the whole town is surrounded by beautiful walks.





At the end of the High Street near the station is this handsome Grade II listed double fronted three storey house, constructed in 1835, two years before Queen Victoria ascended the British throne. Built very much in the late Georgian style, it has magnificent proportions, high ceilings and plenty of original features. The present owner bought it nine years ago, attracted by its location on the High Street, its manageable sunny back garden and the many opportunities for dog walks. Since buying it, he has repaired the roof, renovated the original sash windows, put in a new downstairs bathroom and kitchen, rewired and redecorated. There is free parking on the opposite side of the road, one hour's free parking outside the house and shared rear access to parking spaces. There is also a large garage which could, with some work, be restored. The front door leads into a small porch and thence into the entrance hallway with its stripped original wooden floorboards. The original skirting boards can be seen here and the doors are unusually wide, ideal for access. To the left is the cosy sitting room with a lovely open fireplace and mantelpiece. Decorated in a striking shade of turquoise, it is a comfortable and welcoming space, with more than enough room for a couple of sofas, making it ideal for a family room. To the right is the dining room, also with an open fireplace with unusual blue tiles. A door opens straight into the hall, giving lovely flow. Both these rooms have the original built-in wooden roller shutters operated by ropes.

To the left of the hallway is the scullery with an exposed brick chimney breast with built in shelves, access to the walk in pantry, the original servants' stairs leading up to the first floor and the stairs down to the cellar. The cellar has the original brick floor and window well to the High Street and has not been tanked or lined. It is possible to stand up in it and with the correct planning permission in place, it could be converted. Otherwise, it would make excellent extra storage or a wine cellar. The sunny double aspect kitchen/breakfast room is ideal for keen cooks. With duck egg blue cabinets, white stone worktops with metallic flecks, a red double Rangemaster with two ovens, a grill and a gas six ring hob, a ceramic Belfast sink and an integrated Neff dishwasher, it is an airy and spacious room with lovely views over the garden and a useful door which leads straight outside. Although modern and contemporary, it has exposed beams and some exposed painted brickwork, adding very much to its charm. The ground floor accommodation is completed by the three piece shower room at the back of the house. It has a large walk in shower, an Italian-made curved integrated basin unit with drawers, light grey ceramic wall tiles, downlighters, a designer radiator/towel rail, plenty of shelving and a backlit mirror with Bluetooth speakers.



A Charming Space



"It's a comfortable and welcoming home, steeped in history..."

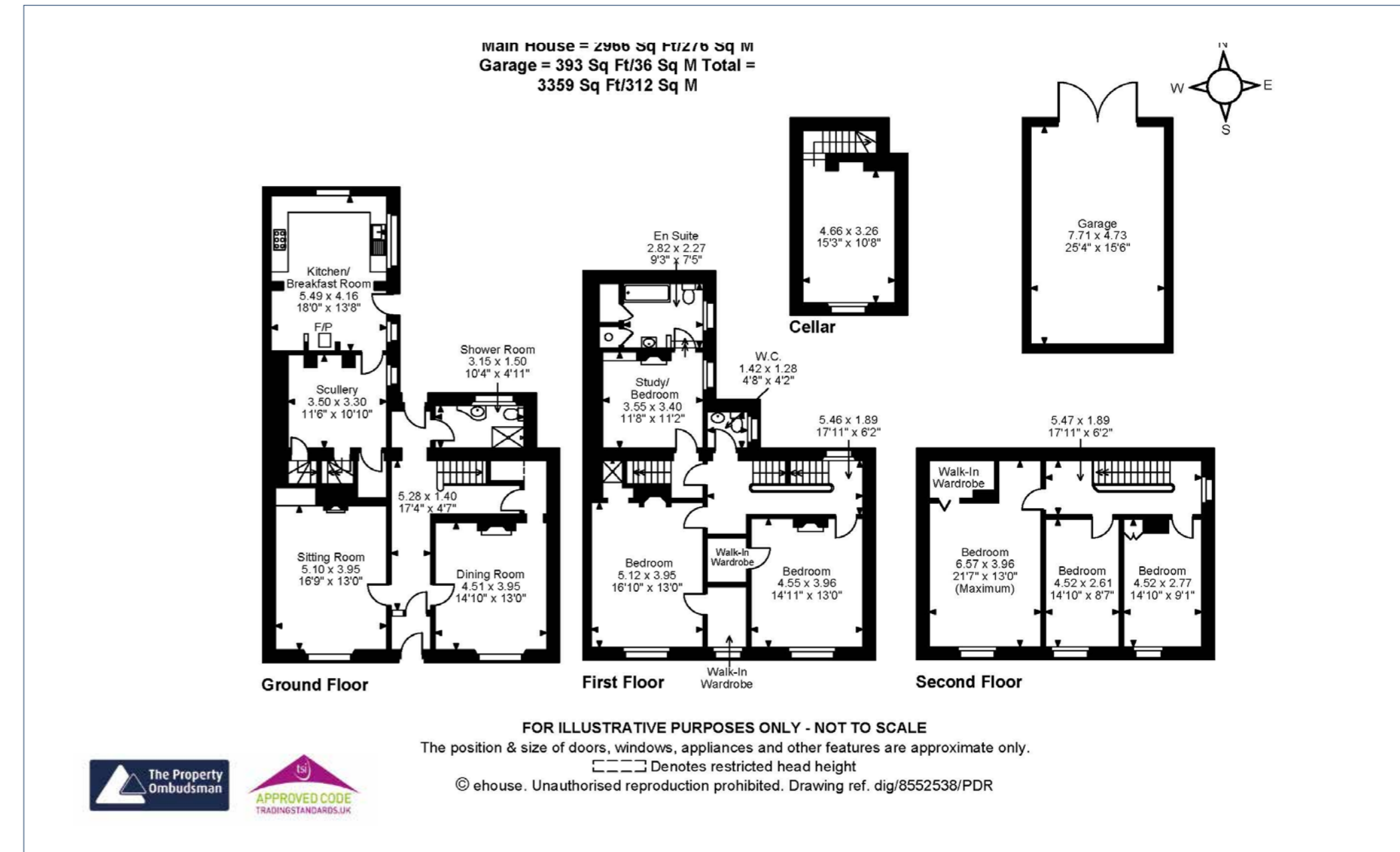


The staircase leads up to the first floor which has three bedrooms, one en suite. The principal bedroom has a small original fireplace, a walk in wardrobe and a cupboard space which could be turned into an en suite shower room with the correct planning permission in place. The second bedroom, also a large double, has a small original fireplace which is useable plus a walk in wardrobe. The third bedroom is currently being used as a study and benefits from a three piece en suite bathroom with bath, glossy white tiles and exposed brickwork on one wall. There is also a small cloakroom on this floor. On the second floor are three more bedrooms, one with a walk in wardrobe.

LOCATION

The walled garden to the rear of the property is a delightful space. Entirely secluded and peaceful, it is mainly laid to lawn with a brick patio at the back of the house and a seating area at the bottom of the garden. The remains of the original 1835 brick stables and archway can be found here and now form the backdrop to a charming seating area, ideal for barbecues, al fresco dining and socialising. All the trees, including a fig, ornamental cherry and pear, field maple and silver birch are mature and well-established, providing dappled shade. A mature grapevine is trained up the wall and there is huge potential for design and planting in this lovely space. The neighbours are extremely friendly and this is a garden which would suit any family configuration.

Located on the High Street and within easy reach of the station and all the shops, it is a delightful example of a spacious family house built between the Georgian and Victorian period. With three floors of versatile accommodation plus a cellar, lots of original features, garage and a quiet back garden, this lovely house is simply waiting for its next owner to put their stamp on it.



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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

Exquisite Home, Sumpter House, 8 Station Road, Histon, Cambridge CB24 9LQ
T +44(0)3455 651681 E enquiries@exquisitehome.co.uk