



'Beautiful Home set in Three Acres'  
Bacton, Stowmarket, Suffolk, | IP14 4LD

FINE & COUNTRY

# WELCOME



This pretty pink house, with far-reaching views over the glorious Suffolk countryside surrounding it, couldn't be in a more peaceful spot – yet is surprisingly well-off for local urban amenities and transport options. With four bedrooms, three bathrooms, over three acres (stms) and outbuildings galore, there's room for everything and everybody – a place you can grow into, but never grow out of.







- The Most Stunning Rural Position - Although Not Isolated
- Far Reaching Countryside Views
- Extended Accommodation
- Three First Floor Bedrooms and Ground Floor Bedroom
- 2 Ensuites, Family Bathroom and Cloakroom
- Superb Kitchen Breakfast Room and Useful Utility Room
- Cosy Sitting Room Plus Two Further Reception Rooms
- Around Three Acres (stms)
- An Array Of Useful Outbuildings Including A Large Barn
- LPG Heating and 24 Solar Panels

The exact age of the original house is unknown though its use as a pub is documented in the 19th and early 20th centuries. Wrapped around the old house have been added several large extensions on three sides, creating the light and spacious 21st century home you see now.

The stunning kitchen combines ancient and modern perfectly. The old section, with its beamed ceiling and brick chimney is a cosy place to sit or for small children to play - "we call it the snug", says the owner. Recent building work means it is now surrounded by a wonderful two-sided architectural addition whose vaulted ceilings are filled with natural light flooding down through Velux windows. It's a stunning design, with light grey cabinets in contrast to a grey stone floor, against which the scarlet electric Aga sings out. An induction hob and electric oven in addition offer cooking options for all seasons. At over 450 square feet, it's an expansive space and a favourite spot of the owner's - "it's very much the hub of the home", she says.



\* 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, should not be relied on without verification and do not necessarily reflect the views of the agent.











The kitchen leads directly to a long sitting room with oak flooring and a brick fireplace containing a wood-burning stove. The stout oak beams crossing the ceiling and supported on a central wooden column tell you you're in the oldest part of the house. It's a warm and cosy room, but one with space for everyone to gather.

A door from the kitchen leads to another new extension made up of the garden room and a home office. French doors lead directly to a wide terrace area at the back of the house and light pours in overhead through a skylight. It's the ideal place to sit and look out across the garden on less clement days.

Another modern extension has created a large master bedroom, double aspect with French doors to the garden, and a large mirror-fronted built-in cupboard. Being downstairs, this bedroom presents an opportunity for single storey living, if required. Adjoining is a well-appointed en-suite bathroom with tub and separate shower.

Also downstairs are a utility, a boot room, a WC and a central hall. From here stairs rise to a first-floor landing with capacity for a small study area. Three double bedrooms on this floor sit partway into the roof with ceilings sloping gently outwards, and the occasional beam and upper section of chimney reminding you that you're in the original part of the house.

One bedroom is served by an en-suite shower room while a generous family bathroom off the landing has both a tub and shower stall.

The terrace to the rear is bounded by a large grassy area with silver birch and willow trees and a small pond. At the far end sits the summerhouse with its own terrace - a perfect place to catch the evening sun - though the garden is big enough to guarantee sunshine all day.

It would be hard to overstate the outbuildings here which are almost too many to count accurately. Suffice it to say, there will be space for any project you can conceive of - the two barns alone amount to over two and a half thousand square feet, both with a number of smaller spaces inside them and electrical supply.

The large wooden chalet-style building is currently a home gym but might equally function as a work-from-home space or a games room. There is also a stable block, a greenhouse, a couple of sheds and a summerhouse. Two fields at the rear of the property have been home to sheep and donkeys as well as lots of local wildlife.

Bacton is a well-served and active village with a primary school, a popular pub offering food and live music and a shop. Nearby Finbows Yard hosts a number of businesses including House of Suffolk distillery, home of Betty's Gin.







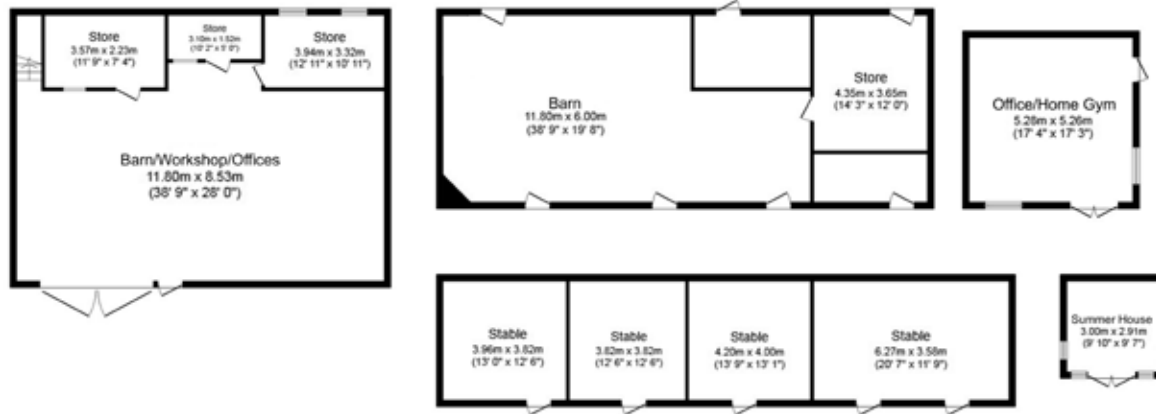






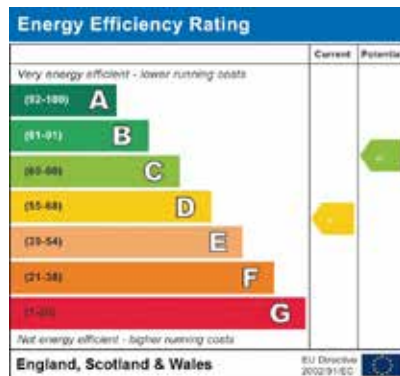


Property - DIS4402  
 Approx. Internal Floor Area - 3228 Sq ft / 299.9 Sqm



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The above plans show a selection of the outbuildings at the property viewing is recommended to see all that this property has to offer



# STEP OUTSIDE

Stowmarket, with supermarkets, cinema, The John Peel Centre for Creative Arts, and renowned youth centre - The Mix - is just 10 minutes away by car. From here are fast and regular connections to Norwich (half an hour) or London (just over an hour). By road, Bury St Edmunds and Ipswich can both be reached in 20 minutes.

## Agents Notes

Tenure: Freehold  
 Local Authority: Mid Suffolk District Council - Band E  
 Services: Mains Electricity (New Consumer Unit fitted in 2021) Mains Water, Private Drainage, LPG heating, the property also benefits from 24 Solar Panels.

There are water holding tanks at the property which pressurises the systems and a water softener is fitted.

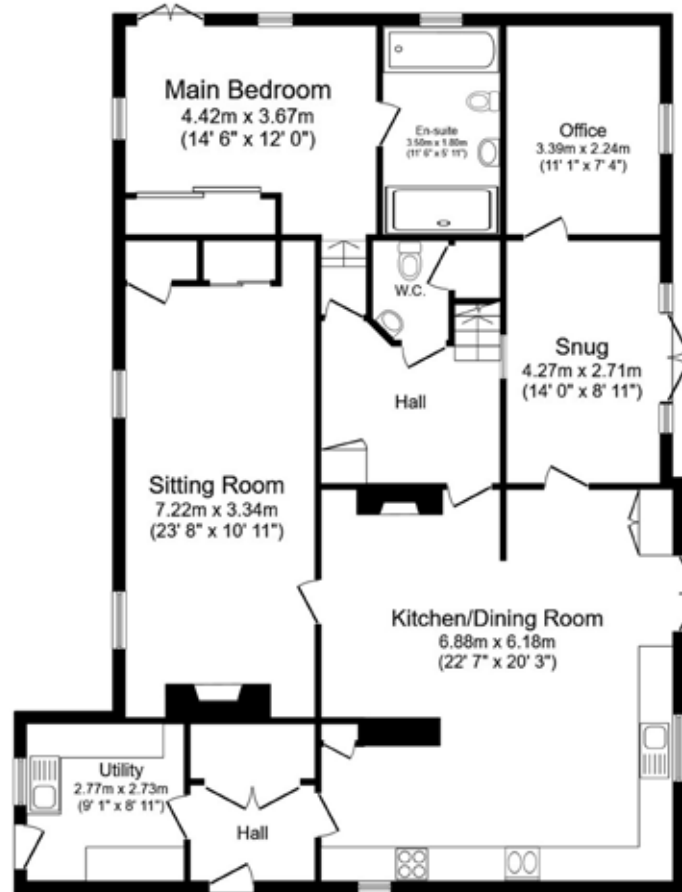
Broadband: There is Fibre to the property.

Directions: Proceed through Bacton Village in the direction of Haughley Green along Rectory Road. Take a left hand turn into Rowell's Lane and the property will be found on the left hand side. Postcode - IP14 4LD

What 3 Words Location: Every 3-metre square of the world has been given a unique combination of three words. Download the app and use the following three words to pinpoint the exact location of the property - orbited.honey.anyway



Property - DIS4402  
Approx. Internal Floor Area - 2325 Sq ft / 216 Sqm



Ground Floor

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First Floor



Agents notes: All measurements are approximate 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. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06777456 Registered Office: Norfolk Country Properties Ltd, Blyth House, Rendham Road, Saxmundham, Suffolk, IP17 1WA



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