



'HISTORIC FARMHOUSE'  
Onehouse, Stowmarket, Suffolk | IP14 3EL

# WELCOME



This pretty farmhouse, parts of it dating as far back as 1400, is positively bristling with history and presents a rare opportunity for the right person. Step forward all medieval and Elizabethan enthusiasts! Here under the thatch, among the ancient timbers, is over 5,000 square feet comprising five reception rooms and at least five bedrooms, all set in around an acre and a quarter of garden (stms) and just two minutes from Stowmarket.







- Grade II Listed Period Former Farmhouse
- Origins In The 1400's
- Many Period Features Including Inglenook Fireplaces, Mullion Windows and Exposed Timber Frame
- Accommodation Over Three Floors
- Grounds Of Around 1.25 Acres (stms)
- Five Generous Bedrooms
- Two First Floor Bathrooms and Third On The Top Floor
- Four Reception Rooms Plus Garden Room
- Kitchen, Cloakroom, Cellar and Useful Utility Room

The amount of space on offer here is eyebrow-raising. How best to configure these venerable spaces to 21st century life will require imagination and a love of historic buildings, but the options are many – particularly if you are looking for a multi-generational living opportunity. The current owners are a family of seven (plus dogs) and have found the space invaluable, inside and out.

As is common with historic buildings, the house has been added to over the centuries with internal windows indicating where additions were made. From the front, you'll see a pretty, thatched cottage, double-fronted with casement windows (including a charming, thatched dormer in the roof) and three stories, dating from around 1600 – according to the listing at Historic England.

The two-storey wing behind, however, goes back to as early as 1400 as evidenced by the timber mullioned windows which would at one time have been unglazed. Indeed, intriguing wooden latches which might have held pre-glass shutters in place remain on the lower sill in the dining room. The history may be murky, but the joy of inhabiting a house of this considerable age will be to appreciate its past and the architectural history on offer.

\* 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.















Entry through the porch is into a pair of large square reception rooms with an interconnecting door. At 220 and 300 square feet and well-lit by double-aspect windows, these are generous spaces built at a time when weight-bearing columns were no longer needed to span such a width (in contrast, the earlier rooms behind are narrower). A vast brick chimney rises through both rooms. On one side, the hearth is wide enough to sit in and contains a seat and a log-store. On the other side, the chimney has been bricked up. When last inspected, these fireplaces were found to be blocked but it would be worth exploring how easily they might be reinstated. Here and throughout much of the house are fitted carpets (or tiles) but the keen renovator will perhaps want to investigate and reveal something original beneath. Both the office/study and sitting Room have had brand new carpets laid.

Across the long hallway is a large utility room and a shower room. Next to it and up a few stairs is a room currently functioning as an extra bedroom, but which would make an ideal study. Below it is a cellar, fully racked and perfect for wine storage.

At the far end of the house is a modern extension, a garden room with French doors to the terrace. A second staircase from here leads up to the second floor at the back of the house. On the first floor, two large bedrooms sit above the two main reception rooms at the front of the house. A recently modernised Jack-and-Jill bathroom in a cool palette of white, grey and natural wood offers 21st century comforts. Beyond are two bright and cheerful bedrooms, open to each other around a chimney stack and partially screened by exposed structural beams between them. At the rear of this floor is another modernised bathroom.



A castle-like staircase, enclosed and circular, rises to the two upper stories.

The kitchen behind is a smart and practical modern affair, successfully inserted into its old surroundings. Pale blue-grey units line two walls and house an electric double oven and gas hob while a traditional range cooker occupies the fireplace at the end. Conveniently connected to the kitchen is a superb dining room where the bones of the house lend a wonderfully medieval atmosphere – a setting for traditional English Christmas Dinner that couldn't be better.

Two attic bedrooms with steeply pitched ceilings and tie beams sit under the thatched roof at the front of the house. A fourth shower room serves these two rooms.

Outside, a terrace wraps around the garden room's corner, looking out across a long lawn bordered by mature trees and shrubs. There is a green house in the garden. Beyond is a paddock which might suit a pony. The owners love being able to walk their dogs without leaving home in this extensive garden. They have also appreciated visiting wildlife – deer, rabbits, badgers and foxes. Two outbuildings exist but are in need of some repair.

# STEP OUTSIDE



A mile from the centre of Stowmarket, Onehouse benefits from the peace and quiet of the countryside while being just two minutes from the bustle of this busy market town with its supermarkets, schools, cinema and the John Peel Centre for Creative Arts. Connectivity to other urban centres is good. Trains on the main line reach Norwich in half an hour or London in just over an hour. Historic Bury St Edmunds can be reached in a little over 20 minutes by car and Ipswich in less than half an hour.

Agents Note

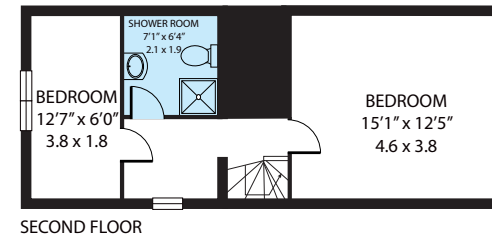
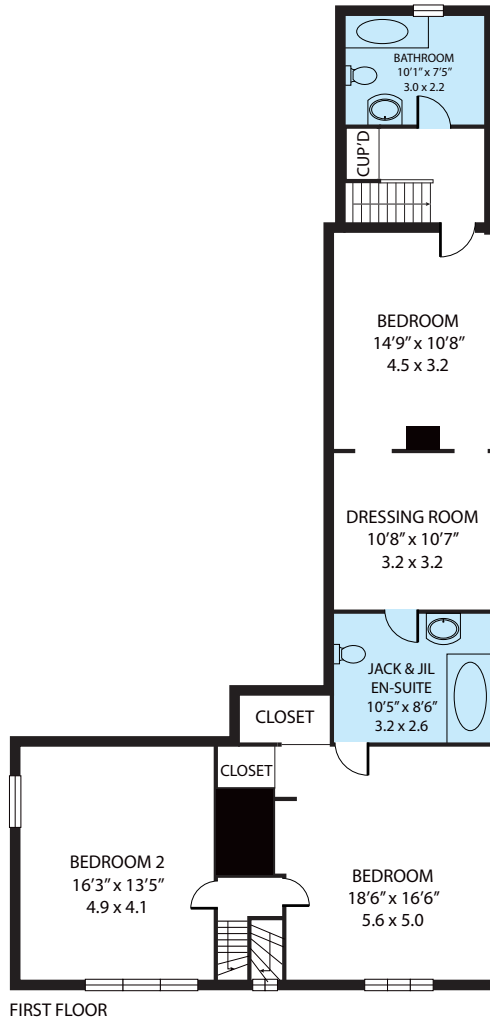
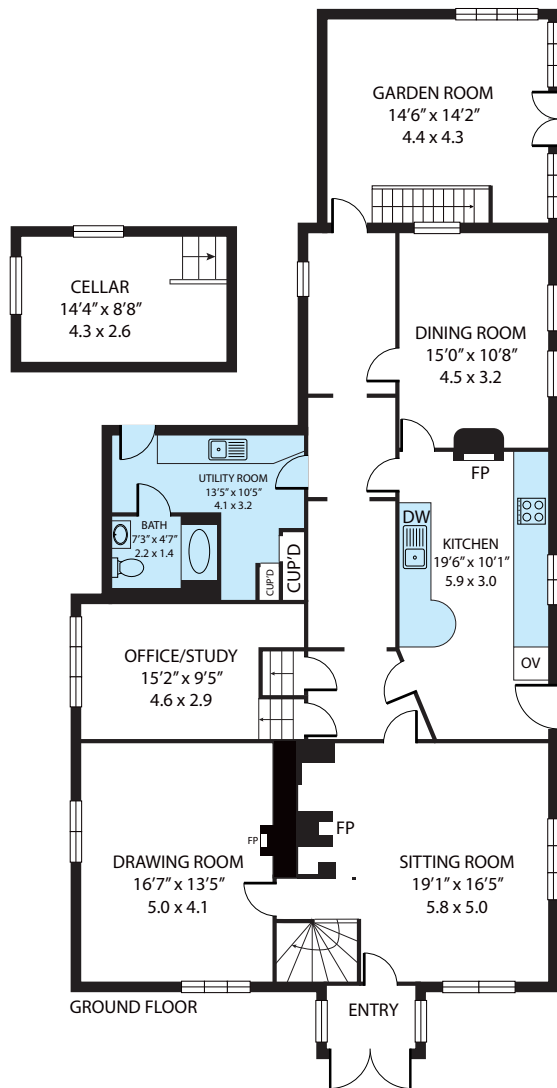
Tenure: Freehold

Local Authority: Mid Suffolk District Council, Band F

Services: Mains Electricity & Water, Oil Fired Central Heating, Bottled Gas for Hob, Private Drainage.

Directions:

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 - [behind.intriguesnow](https://www.behind.intriguesnow.com/)



Star House Lane , Onehouse IP14 3EL

TOTAL APPROX. FLOOR AREA 459 SQ.M / 5,100 SQ.FT

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