



EH

EXQUISITE
HOME

A DIVINE SETTING

Considered to be the cultural capital of Suffolk, Bury St Edmunds is perennially popular for its lively social scene, theatres, abundance of Michelin star restaurants, independent shops and a thriving High Street. The town is steeped in history and has a wonderful medieval heritage with its cathedral and abbey, both of which were once sites of immense power in the 14th and 15th centuries when this area of Suffolk was one of the most affluent regions in all of Europe. Much of that wealth and power can still be observed in the rich historical heritage in the town and surrounding countryside, the allure of which is part of the draw of this beautiful region. Bury St Edmunds is also home to one of Suffolk's top independent schools, the Culford School, which is approximately a half-hour's drive from the property.





Set a little back from the road behind mature trees and shrubs, the charming façade of this historic home is imposing, yet entirely welcoming, with a pebbled path that meanders through the tidy front garden right to the main entrance. Once inside, the long history of this much-loved home becomes clearly evident as you start working your way through the reception rooms, where notched beams and exposed brick fireplaces set a warm, ambient atmosphere that is cosy and inviting. Turning right from the entrance door you arrive in the first of four large reception rooms on the ground floor, with dual-aspect windows facing both to the west and east allowing plenty of natural light into the room throughout the day. The brick inglenook fireplace sits proudly as the focal point in the room, and the wood burning stove is perfect on those long, cold English winter nights. Beyond this room is a generous study, providing an ideal work-from-home space or a perfect playroom.

Back to the main hall, two doors open into two further reception rooms, each bursting with history and charm. The rear door opens into a large room which is currently in use as a music room, but due to its generous size could equally be used as a formal sitting room. Large windows to the south and west elevations allow plenty of natural light into this room, especially in the evening, making this an ideal space to retreat to with your guests after dinner for a glass of wine in front of the large inglenook fireplace. Adjacent to this room is yet another large sitting room. 'One of the things we notice first after being away from the house for any time is that every room is so spacious and inviting,' note the current owners, who add that a preferred way to unwind in this lounge is to 'sit in our chairs, enjoy a cup of tea, and enjoy the view of the garden' through French doors that open onto the back patio. This sitting room opens into the kitchen-cum-utility room, which was re-decorated by the current owners with modern yet traditional cabinetry befitting the character and style of a farmhouse kitchen.



The large utility room is a wonderfully versatile space, with space for white goods and a door that opens into a boot room and WC, which in turn opens out to the side garden, providing a handy space to shed muddy wellies and coats after an afternoon amble through the countryside. The utility room opens through into the main kitchen area, which includes a larder cupboard, induction hob and double ovens, and is described by the current owners as 'very functional', adding that the size and layout of the kitchen makes it easy for moving about while cooking, and that the open-plan layout whereby the kitchen looks out into the garden room also makes the kitchen feel much bigger and effortlessly sociable. The spacious garden room was constructed by the current owners to provide additional living space but mostly to take advantage of the views of the incredible garden that they have cultivated. The garden room enjoys underfloor heating and double doors that open out into the large south-facing rear terrace, a perfect spot for al fresco dining, where it is easy to imagine sitting with friends, enjoying drinks and conversation under the warmth of the setting sun and surrounded by the splendour of this quintessential English garden.





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Four bedrooms are found on the first floor, two of which are en-suite, together with a family bathroom. Three of the bedrooms are exceptionally generous, with the fourth being a single, but could alternatively make an ideal dressing room or second office. The principal bedroom enjoys the benefit of two walk-in-wardrobes and a large, modern, four-piece en-suite, including a separate shower and freestanding bathtub. The bedroom itself is bathed in natural light and the current owners describe it as one of their favourite rooms in the house because of its appealing look and peaceful atmosphere. A further large bedroom is found on the second floor, also with an en-suite bathroom.





The property sits on a plot of approximately three-quarters of an acre, and the owners admit that it was the potential of the garden which originally sold this house to them. 'When I first arrived I caught a glimpse through the hedge of some rose bushes, and I could see that it was a large garden,' notes one of the owners. 'For me that was it, the garden sold it and I really wanted to get in and enjoy it.' During their ownership, the current vendors have transformed the garden into a true English country oasis with a variety of trees, shrubs and flowers around a large central lawn area, in addition to two ponds, one smaller one near the summer house and a much larger one that is home to upwards of 400 fish that swim next to the established wisteria vine that grows nearby. The garden includes a vegetable patch and a number of fruit trees. 'We just love being out in the garden,' say the current owners. 'It's just so peaceful; all you can hear is birdsong.' The owners also fondly remember the central function that the garden has played when they've hosted larger events at the house, including a music concert for the village brass band and even their daughter's wedding, where a large marquee was erected on the lawn. 'For us that was a truly magical day.'

LOCATION

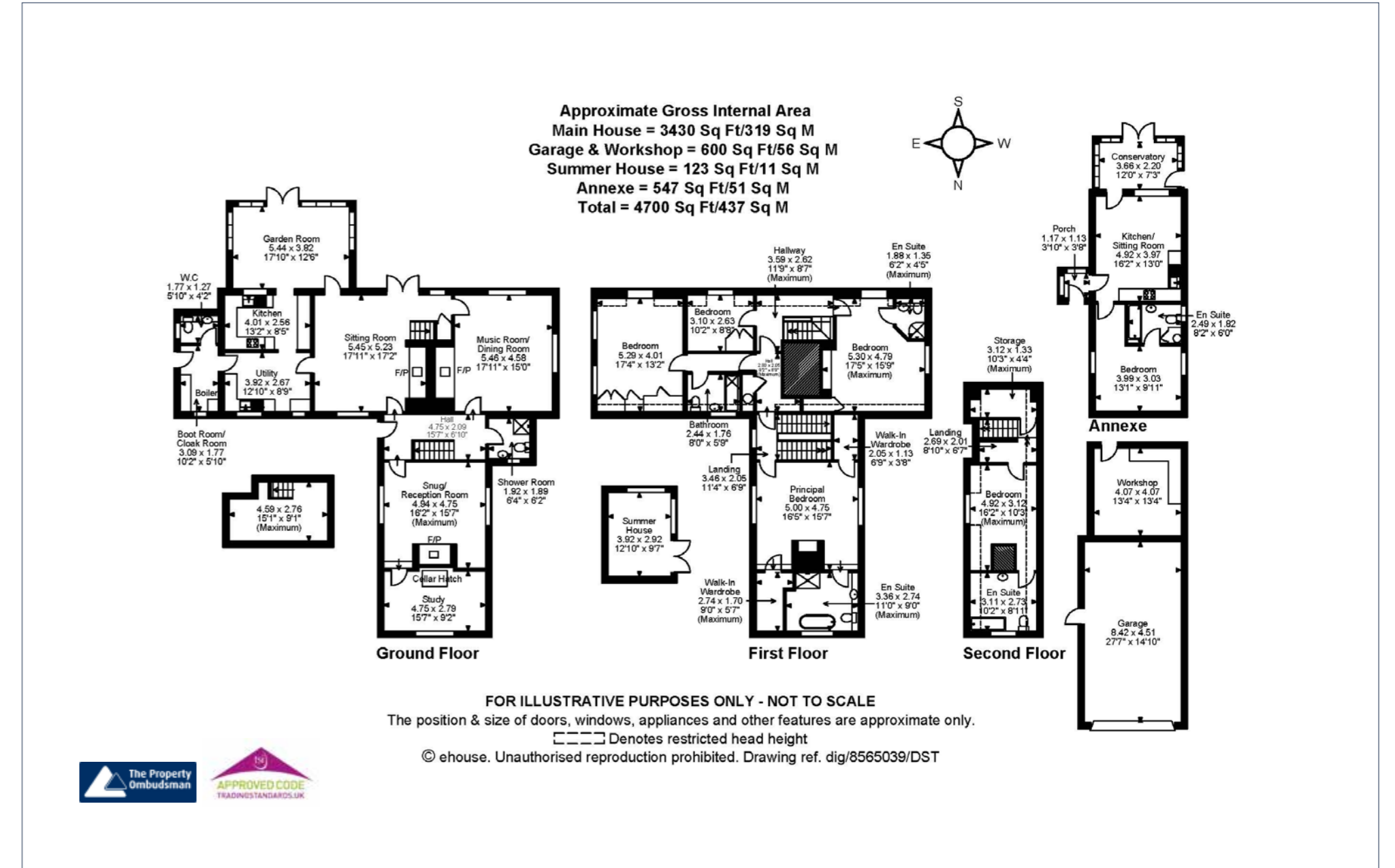
Located next to the generous off-road parking area are two outbuildings, the first of which is a large garage with an attached workshop, which could, subject to any necessary consent, be converted into additional living or working space, such as a separate home office, studio or gym; alternatively, this outbuilding could potentially be converted into an annexe to provide living space for extended family or as an opportunity to generate a second income. This would be in addition to the second large outbuilding which is already currently in use as an annexe, and so conversion of the garage could provide the possibility to create a small holiday let business. The current annexe includes an open-plan kitchen and sitting room, conservatory, and a good-sized en-suite bedroom.

The property sits centrally in the small village of Gislingham, which enjoys a lively and supportive community that the current owners have enjoyed being a part of. They add that the village enjoys a number of yearly events, including a flower festival in the summer and a yearly "Gis-Fest": a music festival with food stalls where 'everyone comes along and has a lovely time.' They also note that the village is surrounded by beautiful open countryside, and that there are 'no end to walks and footpaths for dog walking'. Keen walkers will also enjoy the nearby Thornham Walks, and young families are attracted to the village for its excellent schooling provision: the village primary school is judged to be "outstanding" by Ofsted and is a feeder school to the popular Hartismere School, which is one of the top-performing state schools in the region.

The village itself sits within a triangle of A-roads that link the towns of Stowmarket, Diss and Bury St Edmunds. Many daily amenities can be found in the nearby town of Eye, and the nearest mainline train station is at Stowmarket, which is around a twenty-minute drive from the property. Trains from Stowmarket run regularly to Norwich and Ipswich, as well as to Cambridge, Peterborough and London's Liverpool Street, with the commute from Stowmarket to the capital taking around 90 minutes.



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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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