



Elegant Georgian Home in Over Four Acres (stms)
Bacton, Stowmarket, Suffolk | IP14 4HR

FINE & COUNTRY

WELCOME



Welcome to this wonderful Georgian country home – handsome, gracious and perfectly-proportioned. With five bedrooms, three bathrooms, three reception rooms, a magnificent modern kitchen extension, and four acres of land there's plenty of room for the family to grow – inside and out. Yet for all this rural idyll, you'll be but eight minutes from the London to Norwich mainline.







- A Beautiful Georgian Detached Property
- Over 4 acres of land
- Three acres of paddocks with electricity and water connected
- A large modern vaulted kitchen diner added by the Vendors with Underfloor heating, integrated dishwasher, boiler tap & fridge / freezer
- A separate double garage
- A peaceful and private location
- Electric Gated driveway with intercom and keypad entry with parking for multiple cars
- Only 6 miles from Stowmarket and its train links to London
- An abundance of Character features
- A stunning family home

Who could not be drawn in by the grace and charm of a classic Georgian villa like this? A period to beat all others, it was known and admired for its elegant proportions, and this iteration – solid, square and symmetrical, gault brick under a shallow slate roof – is a fine example indeed. Formal entry is through the impressive pedimented porch – temple-like, this is pure Classical Revival. Lit from above as well as by the sidelights around the door, it's a bright sunny welcome with a pretty tiled floor which is as practical as it is traditional. The porch gives directly into a central hallway between the two main reception rooms – a sitting room and a formal dining room. Both are generously, and equally, sized with almost-full-height square bay windows and fireplaces – white classical style with green marble in the sitting room, Edwardian oak in the dining room.

There is flexibility of use on offer here. Beyond these two rooms, a secondary hall with pamment floor, doubtless once a service area, leads to a side door. Off here is a handy snug, offering an alternative sitting room, or perhaps a home office.

Although a formal dining room is a wonderful thing, it's highly likely you'll be dining mostly in the kitchen, now situated at one end of a fabulous modern extension. This was added just five years ago, sensitively built in a sympathetic style which doesn't detract in the least from the beautiful original architecture – indeed, this extension cannot be seen from the frontage which retains its perfect symmetry.



* 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.





















While the outside has been built in keeping with the rest of the house, the interior is a fully modern space, with structural steel tie beams supporting the vaulted roof and skylights flooding the room with natural light. Shaker-style cabinetry in a cool taupe support black granite counters down one long stretch, while practical butcher-block tops a central island workspace. A smart black range stove (gas burners, electric ovens) will delight the keen chef. The other end of this voluminous white space easily houses a large dining table and, beyond, a seating area where guests can relax while you prepare meals. It's a great place from where to spot wildlife in the garden – rabbit and deer, ducks and moorhens. Little wonder then that the current owners spend most of their time in here – it's the perfect modern living area that every period house needs. Bi-fold doors lead to a terrace which, being south facing, gets sunshine all day.

The master bedroom en-suite is fitted with a shower stall while the family bathroom has a dual-function over-bath shower. All three bathrooms benefit from a new water pump delivering great water pressure throughout.

Behind electric gates, the house is set well back from the road with lawns stretching away on three sides. All around are fully mature trees and shrubs, enclosing the house in a green envelope. A natural pond has been a great source of fun for this family – swimming and kayaking under the oak, ash and willow trees.

An attractive weathered wood cabin has been a home office latterly and easily accommodates a sofa and gym equipment as well as a workspace. The thickness of its walls and its high ceiling keep it cool in hot weather although it does have air conditioning along with WiFi.



Special mention must be made of the not-so-humble utility room – ample, and built to the same high spec as the kitchen. Beyond it is a downstairs shower room.

There is also a wet cellar fitted with a sump pump.

Stairs rise from the central hall to a long landing leading to five bedrooms – four doubles and one single – and two handy built-in cupboards. Two bathrooms serve these rooms, both tiled – as is the shower room downstairs – in large format natural stone contrasting with white suites.

If horses are your thing, there are three stables, a hay shed and two paddocks with a field shelter. Light and power run to the stables and water to the paddocks. Prior to keeping horses, the owners used the paddocks for fun family occasions – camping, cricket, rounders, motorbikes – and a local farmer was happy to cut the grass once a year.

There are three separate access points to the property, the main gates, a five bar gate to the paddocks from the road and a right of way access via a private road to the rear garden.

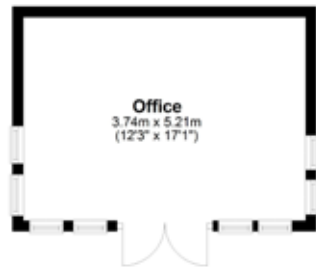




STEP OUTSIDE

Ground Floor

Approx. 19.5 sq. metres (209.7 sq. feet)



Office
3.74m x 5.21m
(12'3" x 17'1")

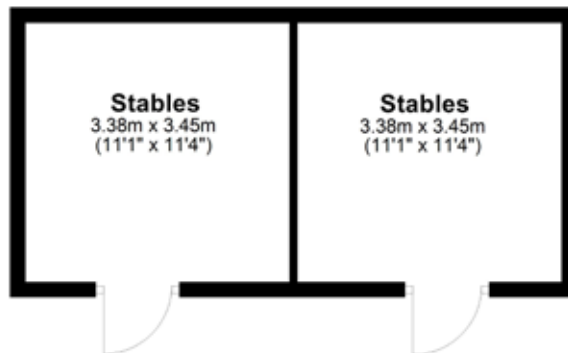
AWAITING EPC

Total area: approx. 19.5 sq. metres (209.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

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Approx. 23.7 sq. metres (254.7 sq. feet)



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3.38m x 3.45m
(11'1" x 11'4")

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Bacton is a busy village with a primary school, a shop with post office, a mechanic, and a lively pub offering food and live music. Finbows Yard hosts a number of businesses including House of Suffolk distillery, home of Betty's Gin. With DIY and antiques retailers, it's especially useful for the home - "you can get everything there!" say the owners. Connectivity is exceptionally good with Stowmarket station just eight minutes by car. On the London to Norwich mainline, trains reach Liverpool Street in just over an hour. Here in town are supermarkets, cinema, The John Peel Centre for Creative Arts, and renowned youth centre - The Mix. Bury St Edmunds and Ipswich can also both be reached in 20 minutes by road.

Agents Notes

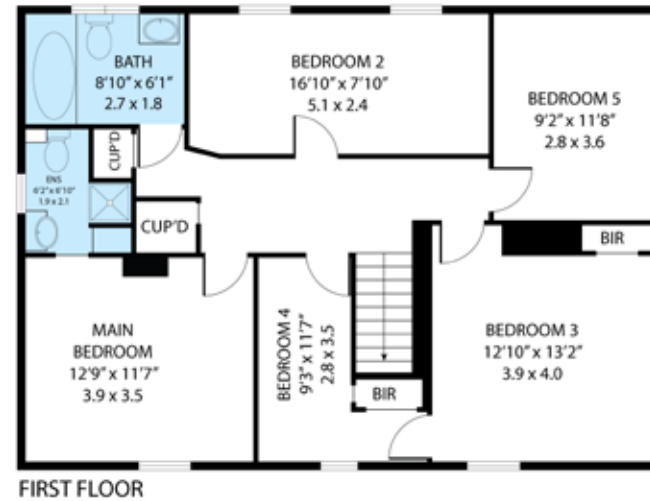
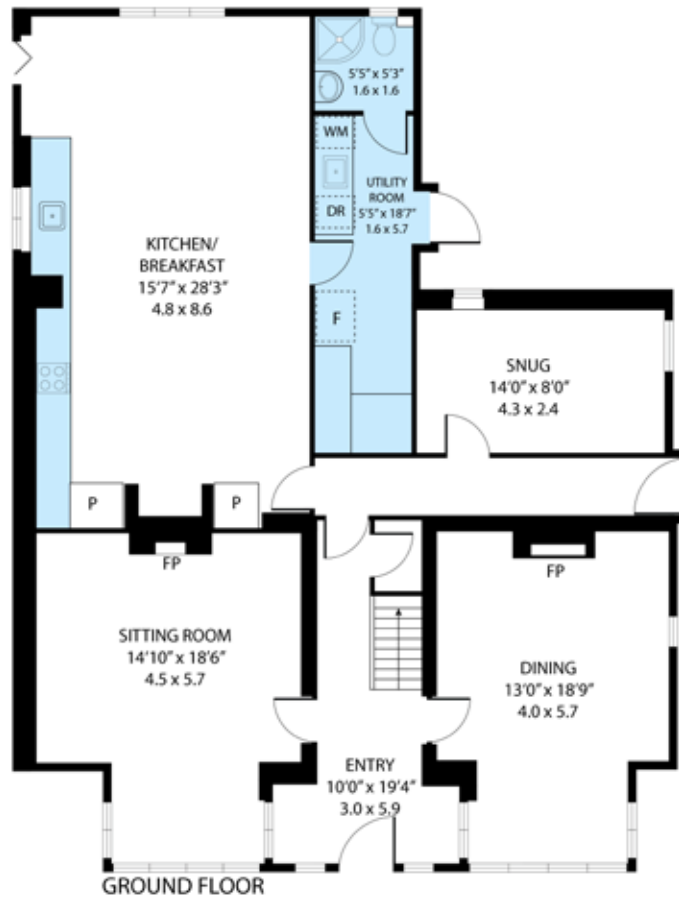
Tenure: Freehold

Local Authority: Mid Suffolk District Council - Band F

Services: Mains Electricity & Water, Full Underfloor Heating in the kitchen, WC and utility room, OFCH

Directions: From the centre of Bacton village (The Village Hall) head east along Pound hill until you meet the B1113 (Broad Road). Turn right (heading South) and after the forth house on your right you will see the property gates for "The Oaks" on your right.

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 - rotations.spoil.intensely



Broad Road, Bacton IP144HR

TOTAL APPROX. FLOOR AREA 2,368 SQ.FT, 220 SQ.M

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Fine & Country Diss
3 Navire House, Mere Street, Diss, Norfolk, IP22 4AG
01379 646020 | diss@fineandcountry.com

