



Pie Hatch
Brettenham Road | Buxhall | Suffolk | IP14 3DZ

LARGE TUDOR FARMHOUSE



Period house enthusiasts, be warned!

One glimpse of this proper Tudor farmhouse with its sweetly crooked frame and authentic jettied first floor and you'll be anxious to move in.

With six bedrooms, five bathrooms, plenty of work-from-home space and beautiful gardens all set deep in the Suffolk countryside, you'll never want to leave.



KEY FEATURES

- A Classic Grade II Listed Tudor Farmhouse situated in the Village of Buxhall
- Six Bedrooms, Five Bath/Shower Rooms (Four En-Suites)
- Kitchen/Dining Room with Separate Utility and Ground Floor WC
- Sitting Room, Games Room with Bar and a Study
- Galleried Landing and a Multitude of Character with Beams and Fireplaces
- Multi-Generational Living Opportunity
- Gardens of approximately 0.5 of an acre
- Summerhouse, Hot and Pagoda by Separate Negotiation
- The Accommodation extends to 4,018sq.ft
- EPC Exempt

The keen historian will have enjoyable research ahead, uncovering the evolution of this interesting house. The Historic England listing is typically brief, leaving much to be learned, but we can say for sure that this property began in the early 1500s and seems to have got its name from the ancient woodland just behind it. Houses grow and learn, and over five hundred years this one has inevitably seen its share of additions, as evidenced by its asymmetric footprint and the charmingly complicated roof system with its varied pitches, gables and tiles.

Rich In History

A big part of this arrangement is due what was once a separate barn perpendicular to the house having been joined on to the Tudor house with a connecting passage, now the entrance hall. From this hall a long Tudor gallery with ancient doors leads to three reception rooms in this wing. A long sitting room features an inglenook and wood-burning stove at one end while at the other a former bread oven functions brilliantly as a tidy log store. The single column in the centre of the room is testament to an age when architecture had yet to figure out wider roof spans. Immediately behind the wide brick chimney stack is a smaller, cosier space currently used as a bar (built-in wine cooler and freezer included). A wide, doorless, opening leads to the "games room", so called not merely because it currently houses a pool table but also because the structure was once, according to locals, a barn where shot game was hung. Whatever the history, there's no doubt that these three rooms are wonderful entertaining spaces, whether gathering around the wood-burner, serving drinks in the bar or hanging out watching the game! The bar and games room opens out to the outdoor patio area, which makes a great area for entertaining and enjoying family occasions.





KEY FEATURES

Entertaining Heaven

Over in the other wing is the stupendous handmade kitchen. At the cutting edge of practicality, this kitchen can do it all – helped by the luxury of two ovens, two dishwashers and larder fridge and freezer. Beautiful as well as practical, here are yards of gleaming white counters with pan drawers, oak lined units and a rather glamorous and unusual hammered copper sink with a waste disposal unit. Two columns support this wide space on the other side of which is a generous dining area with a wood-burner in an inglenook. If you love entertaining as much as the current owners, you can't fail to be impressed by a mini-kitchen area within reach of the dining table with a drinks fridge and a convenience sink fitted with boiling water tap. Imagine being able to serve drinks and coffee without leaving the dining room! Off the kitchen is a downstairs bedroom and ensuite shower room – perfect for guests but also for a multi-generational living opportunity if an elderly parent needs downstairs accommodation. Also downstairs is a separate study and a decidedly above average utility.

Exploring The Upstairs

Upstairs, the owners find the L-shaped layout “a blessing” as it means the master suite occupies its own area, well away from other bedrooms. And what a suite! The brick chimney breast rising from the sitting room below is used to great advantage to create a separate dressing area with a bank of high quality, built-in, oak lined wardrobes with oak drawers on the end wall. In case these aren't enough storage, two deep wardrobes are built into the eaves on the adjacent side. The en-suite bathroom is a brilliantly conceived space with underfloor heating, twin stone sinks, large walk-in shower, stylish black slipper bath and separate yet integrated WC behind a sliding solid oak door. Across the wide galleried landing are four further bedrooms served by two en-suite shower rooms and a family bathroom, all beautifully designed and finished.

The Outside

Largely laid to lawn, this is a garden with multiple destinations. Several small stone terraces offer sunny spots, depending on the time of day, while the gazebo covered deck with hot tub is a lovely place in the evening with a glass of wine. A long veranda runs outside the games room offering shade or a place to dodge showers, but the stand-out feature for the super-host has to be the fairy-tale summer house. This has been a wonderful place to entertain for the current owners who have hosted happy dinners around the barbecue inside. There is also a 20ft shed, great for garden storage and only a year old.

































INFORMATION



On The Doorstep

While strictly within the bounds of Buxhall, the house is much closer to Brettenham, a small yet sought-after village with an active village hall and two private schools. This peaceful rural location is surprisingly well connected being 15 minutes off the arterial A14 (Felixstowe-Ipswich-Cambridge) and 25 from the A12 (Great Yarmouth-Ipswich-London).

How Far Is It To

Stowmarket is a little over a quarter of an hour by car from where trains run regularly on the main London to Norwich line. Historic Bury St Edmunds with its cathedral, shopping and dining is just 25 minutes away, whilst Ipswich is just over half an hour.

Directions

From Diss follow the A143 to Ixworth. At the roundabout take the 1st exit onto the A1088. Turn right at Tostock Animal Parks and follow the road through the villages of Woolpit and Rattlesden and then turn left onto Rising Sun Hill and continue onto Mitchery Lane. Turn right onto Brettenden Road and the property will be found on the left hand side.

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 - [cools.reflected.surprised](#)

Services, District Council and Tenure

Oil Central Heating, Mains Water, Private Drainage via Sewage Treatment Plant
Mid Suffolk District Council – Council Tax Band G
Freehold



Total area: approx. 372.3 sq. metres (4016.0 sq. feet)
Equally Prepared By: M&A International Ltd. Not To Scale. For Information Purposes Only.
 Plans produced using Planity.

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. Printed



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