



EH

EXQUISITE  
HOME

## *Rural Life on the Edge of Town*

Mid Suffolk is a beautiful part of the county with lovely unspoilt countryside, rolling fields, woodland, copses and pretty villages. Its three thriving towns are Stowmarket, Bury St Edmunds and Needham Market. Transport links are excellent here, with the A14 and the A134 running through it and plenty of regular trains departing from Stowmarket and Needham Market into London Liverpool Street, opening up the area for commuters. The market town of Stowmarket is located on the A14 between Bury St Edmunds to the west and Ipswich to the south east. The station is on the main line between London and Norwich with regular fast trains running into London Liverpool Street and road links to London, Colchester, Chelmsford, Norwich and Bury St Edmunds are excellent. Stowmarket was granted its market charter by Edward III in 1347 and still has a bi-weekly market. The Food Museum (formerly the Museum of East Anglian Life) is located near the town centre, while the John Peel Centre for Creative Arts (formerly the Corn Exchange) hosts music events, theatre and art installations. The town is home to Stowmarket Town FC, there is a rugby club, several gyms and a leisure centre. The Stowmarket Carnival is a popular annual event as is live open-air music event Stow-Fest. There are several primary schools and a high school as well as plenty of shops, cafes and restaurants. A mile to the south of the town is the pretty village of Combs with its cluster of historic buildings included a Grade II listed post office, the old school, tannery and model farm. The parish church of St Mary's is Grade I listed and the building which formerly stood on its site is mentioned in the Domesday Book. There is a primary school and transport links are excellent, with the A14 running nearby and regular fast trains departing from Stowmarket to Ipswich and thence to London Liverpool Street.

## *Picture Perfect Thatched Cottage*

Standing well back from the road is this magnificent Grade II listed thatched cottage, built in 1544 towards the end of Henry VIII's reign. Over its long life, it has been reconfigured and extended as would be expected, but now in its sixth century, it



## Stowmarket | Mid Suffolk



is an immaculate family home retaining all its period charm but brought up to date to the very highest standard. The present owner bought it in 2021. As soon as he pulled up on the drive and saw it, he knew it was the right house for him. He could feel its welcoming ambience the minute he walked inside, and bought it on the spot. Combs is a close-knit and supportive community and all the neighbours are extremely friendly. There are some beautiful walks across the fields to Battisford where there is also a pub, or to Combs Wood; a site of special scientific interest. Since moving in, the owner has put in secondary glazing, re-gravelled the garden and built the patio, painted the outside of the house, put power and lighting into the sheds, installed a Hive thermostat and redecorated throughout. The frontage has a large gravel drive and lawn encircled by mature trees and bushes and there is plenty of room for parking. The front door opens into the small but light filled hall and to the left is the bathroom with its neutral palette, exposed beams and bath with shower over. To the right is the stunning triple aspect sitting room with its exposed beams, bread oven niche in the wall, brick hearth and fireplace and bressumer beam. At present, the fireplace is not in use, but it would be relatively simple to put a flue up the chimney to make this possible. Light and inviting, it is a charming room and has been used to host a happy family Christmas and several parties. There is enough room for a small desk and chair for work and the owner very much enjoys relaxing watching television and listening to music in the evenings.



At some point, the cottage was extended out to add a dining room and enlarge the kitchen. The original stud work is still there, adding to the natural light which pours into this lovely room through the double doors into the garden. Sitting between the living room and kitchen, it is in the perfect location and is the ideal place for everyday family meals and dinner parties. The doors open out on to the garden giving the option of dining al fresco on sunny days and whatever the weather, the view outside is delightful. Next door is the crisp, contemporary kitchen with its cream units, solid wood worktops, ceramic Belfast sink, integrated Siemens electric fan oven and induction hob, integrated Siemens fridge



and washing machine and integrated De Dietrich dishwasher. For such an old house, it is surprisingly light and the kitchen is no exception, with sunlight streaming through the window and glass door. There is plenty of room for preparation and the utility room next door gives useful extra space.

### Charming Rooms in the Thatch

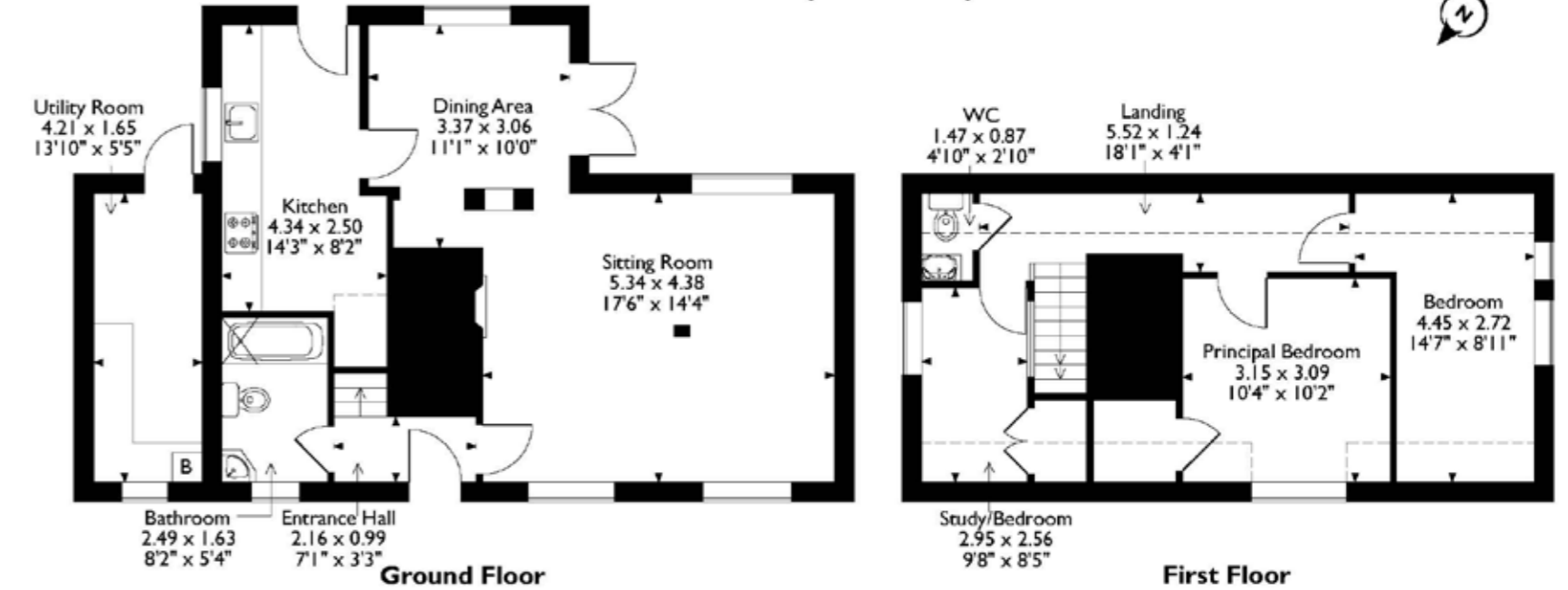
As you would expect from a Tudor building, the first floor is charmingly quirky and full of delightful period features with the bedrooms nestling in the thatch. The landing has sloping ceilings and dormer windows and the bedrooms are light and airy with exposed beams. The principal bedroom is particularly cosy and cottagey with a built in cupboard. The second bedroom is dual aspect and the third bedroom, with its built in cupboards, would make a good third single bedroom or a home office. A small cloakroom is also located just off the landing. There are Suffolk Latch doors upstairs adding to the period charm.

### Cottage Garden

The garden is divided into separate areas, ideal for multiple uses. There is a small patio and gravelled seating area by the dining room and opposite, wide borders of mixed planting with a small grassed walk in between, very much picking up on the Tudor style of horticulture. The areas are divided by yew hedges and there are a number of intensely scented rose bushes. A maple tree gives height and dappled shade and history is all around, both with the Elizabethan style of planting and the love heart and initials carved into the bark of a tree with the date 1947. There are two sheds, one a potting shed, the other more of a summer house. The cottage has fast fibre broadband, making it ideal for working from home. Nearby Stowmarket, just a short drive away, has schools, shops, cafes, pubs and leisure activities including The Regal cinema; an original 1936 art deco style building which reopened in May 2021. The A14 and the station are close by, giving this ancient and historic property one foot in the present, one in the past. Immaculate within and without, with off street parking, an absolutely charming garden and a delightful interior with plenty of period features, this is picture perfect village living at its best.



Approximate Gross Internal Area  
Main House = 84 SqM/904 Sq Ft  
Outside Utility Room = 7 SqM/75 Sq Ft  
Total = 91 Sq M/979 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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