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EXQUISITE
HOME



METICULOUSLY RESTORED

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A Meticulously Restored and Reconfigured Family Home...

Standing just a five minute walk from the beach on a generous corner plot is this landmark building, a former pub built in 1930. The present owner saw it in 2015 and immediately recognised its huge potential. At the time, it was derelict, and having purchased the extra land which lay behind it, he set about restoring it into the magnificent family home it is today. It takes a very keen eye and attention to detail to transform such a vast building into a comfortable home, but this has been done to the very highest standard and with a sympathetic attitude to the original features. There is a large gravelled frontage with plenty of room for parking and to the side of the house a pair of gates which lead to more parking space and the quadruple garage and workshop. Virginia Creeper grows up the right hand side of the house, cloaking it in fresh green foliage in the summer and rich ruby red in the autumn. A porch leads into the stunning entrance hall which is on the grand scale one would expect from such a building. It is floored in white porcelain high gloss tiles and features the original nineteen thirties fireplace with carved mantelpiece and overmantel mirror. The owner commissioned a new staircase, the beauty of which is enhanced by the salvaged iron banisters. There is a useful understairs cupboard and a secret door hidden by a bookcase which leads to a small, cosy room. To the back of the entrance hallway is the downstairs cloakroom and to the right is the double aspect drawing room, with light pouring in through the large bay window. Painted in an attractive pale green, this generously proportioned room has the original brick fireplace in place along with a small French wood burner. To the back of the hallway is a further reception which used to be used as a hobby room and which benefits from an oak bar (originally used in the pub) and plenty of natural light. It is also fitted with storage units.



“A porch leads into the stunning entrance hall which is on the grand scale one would expect from such a building...”



To the rear of the entrance hallway is the utility room with sink and next door the charming dining room with an original fireplace and more than enough room for a dining room table and chairs, ideal for entertaining. With both walls entirely composed of bifold doors, the outside comes in even on the gloomiest of days. Huge care and attention to detail has been lavished on this magnificent space. The floor is tiled in high gloss white porcelain, the kitchen units (by Symphony Kitchens) are dark grey and the worktops white Corian. There are two integrated electric ovens, an integrated microwave, dishwasher, full height fridge and freezer, integrated coffee machine and a gas hob. There is also a sociable breakfast bar with seating. Every detail has been considered and it is a triumph of intelligent design. There is plenty of room for a table and chairs for everyday meals and entertaining and the huge family room looking out over the garden is a wonderful space, ideal for any family configuration. Two of the cupboards cleverly conceal a walk-in pantry with automatic lights, another delightful feature of a truly statement kitchen. The ground floor accommodation is completed by the dual aspect study to the left of the entrance hallway which has a wooden floor and the original fireplace. Just off it is a small space which has built in cupboards and would be useful for filing paperwork or storing items.





“A large pair of glass doors lead into the stunning kitchen/breakfast area and family room, a large glass extension built on to the side of the house by the owner...”



“..this generously proportioned room has the original brick fireplace in place along with a small French wood burner..”



Where Comfort Meets Originality

The magnificent staircase rises to the galleried landing, made all the more impressive by the use of the reclaimed nineteen thirties iron banisters. With such a large space (the house covers 4924 square feet), it takes real ingenuity and vision to retain a sense of flow while planning a logical layout, but once again this has been achieved on the first floor. There are three principal suites, each one composed of a large double bedroom with walk in wardrobe and en suite bathroom with a free-standing bath. These would make perfect family or guest accommodation. The two front bedrooms are both triple aspect and still have their original fireplaces, the back bedroom has a large bay window and an original fireplace while the fourth bedroom benefits from a built in cupboard and an en suite shower room. An extra quirky feature on the landing is the laundry chute, hidden behind an antique door, which delivers dirty washing straight to the floor by the washing machine downstairs. All the internal doors in the house have been sourced by the owner from buildings of a similar age and add a sense of majesty and grandeur throughout. The second floor has a large games room in the eaves which has power and water. If desired, and with the correct planning permission in place, could be converted into a fifth en suite bedroom. There is further loft space which could also be converted if wished.



Easy to Maintain Garden

The garden is mainly laid to lawn with an olive tree, fig tree, tall grasses and banana trees giving shade and texture. The entire property is encircled by coloured metal fencing which requires no maintenance and will last a lifetime. The quadruple garage has power, light and water and has been cavity wall insulated, so that with the correct planning permission in place, it could be converted into an annexe. The workshop next door is a useful space for DIY and hobbies. The entire house is insulated with 64mm of Selotex, banishing the draughts usually found in a house of this age and keeping it extremely cosy. A further charming detail is the green glass bottle which was placed at the end of each ridge tile on the roof when the pub was originally built in 1930. It is a building full of memories and which is looked upon with great fondness by the local community, many of whom remember it being at the heart of the area.

There is a park at the end of the road as well as a small shop and convenience store. All the many amenities which Lowestoft has to offer are on the doorstep and the sea and the beautiful wide sandy beaches where the sun rises each morning are visible from the house's second floor. Restored with loving care and retaining all its charm and period features, this unique family home is looking forward to its second century in the UK's most easterly town.

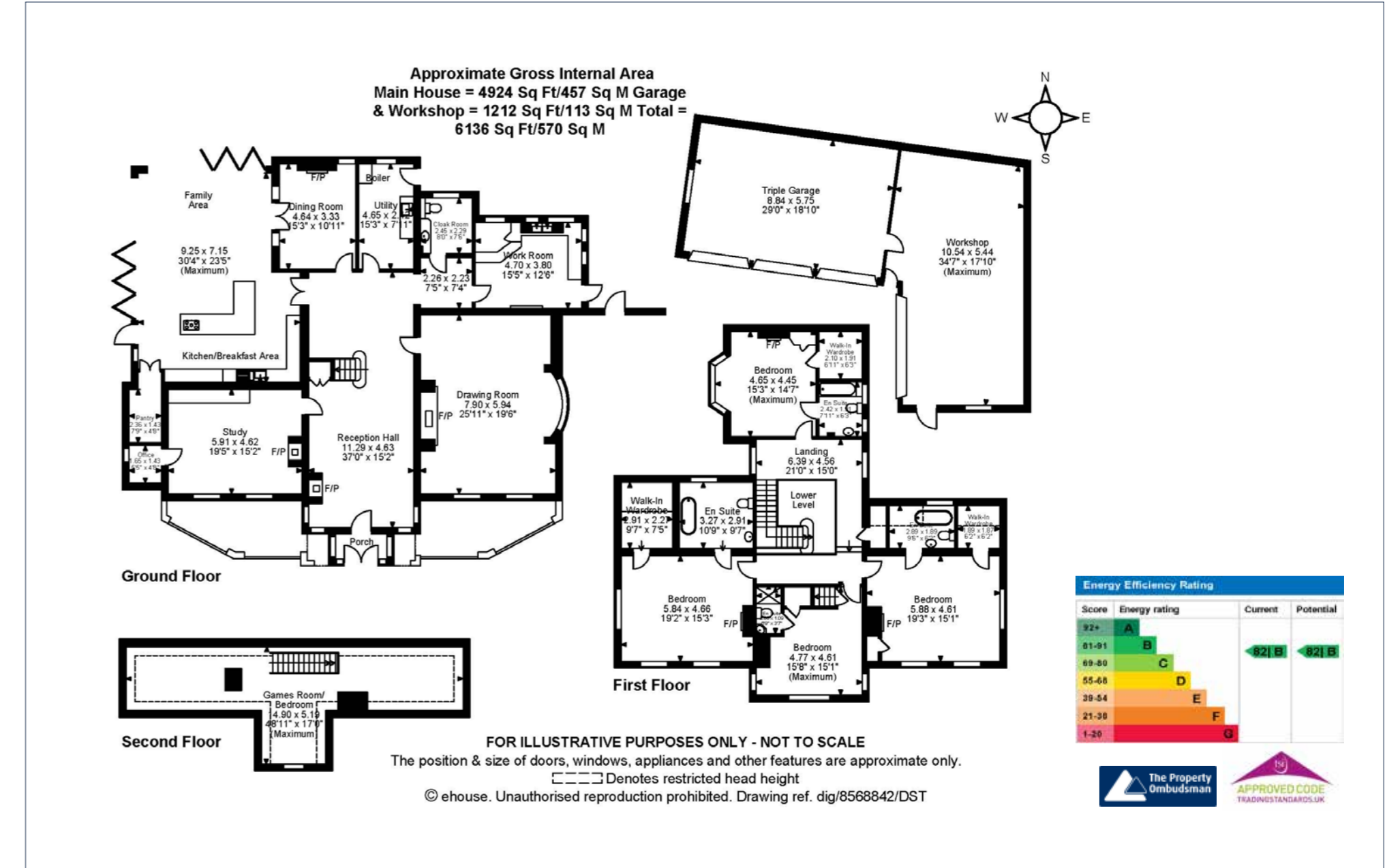
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LOCATION

In the very north of Suffolk on the Sunrise Coast is the town of Lowestoft, its prosperity originally built on the fishing industry. Nowadays, with its wide, sandy Blue Flag beaches, iconic pier, promenade and mix of Victorian and Edwardian housing along the front (the legacy of Sir Samuel Morton Peto whose addition of a railway line to Norwich turned the town into a thriving seaside resort), it is a wonderful place to come and enjoy the sea breezes. It is believed that humans have lived here since at least the Neolithic Age and there have been many historic findings over the years. The Broads National Park extends to Oulton Broad just outside the town and the popular tourist attractions of Pleasurewood Hills and Africa Alive zoo are nearby. There are three theatres in the town as well as the Grade I listed parish church and Grade II listed Our Lady Star of the Sea church in the Arts and Crafts style. Transport links are excellent here with trains running to Ipswich on the East Suffolk Line and to Norwich on the Wherry Line. The A12 heads south to Ipswich, Colchester, Chelmsford and London and the A47 connects the town to Norwich. There are several primary and secondary schools as well as East Coast College affiliated with the University of Suffolk.



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only 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 must not be inferred that any item shown is included with the property. 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 and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.



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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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