



'Charming Victorian School House'  
Onehouse, Stowmarket, Suffolk | IP14 3HJ

# WELCOME



"It's a house for all seasons," say the owners. Indeed, three sets of French doors and a gloriously sunny conservatory will ensure the best of indoor-outdoor living in summer, while charming Victorian fireplaces throughout bring hygge to this home in cooler months. And with four – potentially five – bedrooms, abundant living space and a large southerly garden this is a place where you'll want to spread out and settle down.







- A beautiful four bedroom, fully renovated detached property
- Exceptional character features throughout
- A large and social bespoke kitchen dining area
- A short drive from the mainline rail links and amenities of Stowmarket
- A beautifully finished integrated garden room
- Living space set over three storeys
- Parking for multiple cars
- A wonderful large principal bedroom with en suite
- No onward Chain
- A fantastic spacious family property

“1900”, announces the brickwork high on a gable end and, that being the height of the Arts and Crafts movement, you know you’re in for a treat! Known for its insistence on beauty as well as utility, there are few to whom this delightful iteration of late Victorian style and workmanship will not appeal. The pride of the builders in their work is immediately evident in the pretty brickwork – four decorative, sampler-like bands of locally made “Woolpit whites” run around the elevations in contrast to the otherwise red brick construction. The original sash windows, meanwhile, are an interesting variant on the standard rectangle with the upper rail formed into an attractive arch, a motif which is echoed throughout the house in internal entryways and wall recesses.

A small central pitched porch gives entry to a long hallway of classic Victorian red and black quarry tiles where a hanging staircase, supported by a single slim column, means the space feels surprisingly open. At the front of the house, two rooms are currently a craft room (or home office) and a rather special utility – beautiful as well as practical. Off here is a shower room, making possible single storey living, if needed. Down the hall, two larger square reception rooms – both with handsome working fireplaces – offer a choice of seating spaces.



\* 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.



















The current owners, unsurprisingly, declare that they spend nearly all their time in the conservatory which, with its tiled roof and sweeping garden views, is used year-round. When not in here, they are to be found in the spectacular kitchen. Even period house enthusiasts will be glad to hear that this room is not original to 1900. Instead, it's a four-year-old, thoroughly modern addition whose generous dimensions easily accommodate seating and dining areas in addition to the ample cooking kitchen space. A vaulted ceiling soars overhead while beautiful oak flooring underfoot not only looks warm but is warm – thanks to underfloor heating. The expansive space really comes into its own during summer months, however, when two sets of French doors can be flung open to the garden. On one side, a smaller terrace is the ideal spot for morning coffee, while the larger terrace to the rear of the house gets sun most of the day. In a nod to the Victorian house, part of an original garden wall has thoughtfully been retained and repurposed as a very handy walk-in pantry.

Stairs lead to the first floor where three double bedrooms all retain period fireplaces. The fourth has been sensibly reconfigured into two bathrooms; one an en-suite shower room, the other a family bathroom with over-bath shower. Built-in cupboards on the landing, in the main bathroom and second bedroom of the middle floor help keep these spaces free of clutter.

A second staircase curves up to a semi-private apartment on the attic floor where you'll find a wide landing, a fourth bedroom with abundant storage under the eaves, and a third bathroom cleverly inserted into the pitch of the roof. Planning permission is in place to convert the landing up here into a fifth bedroom if needed. A walk-in cupboard here provides further storage.

Set well back from the road up a gravel drive (plenty of parking), the house is peaceful and secluded. The garden is not overlooked and, while a good size, won't give you much trouble. A stone terrace immediately behind the house gives onto a large lawn to one side of which is a mature shrubbery. Borders have been recently replanted and mulched, and the whole area is entirely dog-proof and fenced in. There are two garden sheds and a larger workshop/shed.

"We love this location – it's so quiet, being on the edge of the village," say the owners. "We don't have to get in the car – country walks start at the garden gate." They have found Onehouse to be not just a pretty village but one that is friendly and welcoming too. A short distance from the centre of Stowmarket, it benefits from rural peace and quiet while being just two minutes from the bustle of this busy market town with its supermarkets, schools, cinema and the John Peel Centre for Creative Arts.





Vendors own Library Image



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# STEP OUTSIDE

Connectivity to other urban centres is good. Trains on the main line from Stowmarket reach Norwich in half an hour or London in just over an hour. Historic Bury St Edmunds can be reached in a little over 20 minutes by car and Ipswich in less than half an hour. The current owners have commuted daily to London, Cambridge, Ipswich, Bedford and Colchester.

Agents Notes

Tenure: Freehold

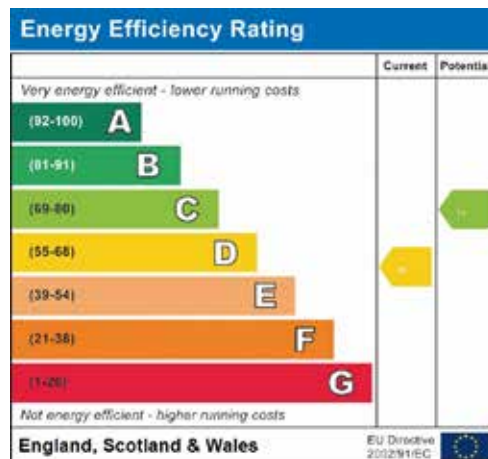
Local Authority: Mid Suffolk District Council – Band F

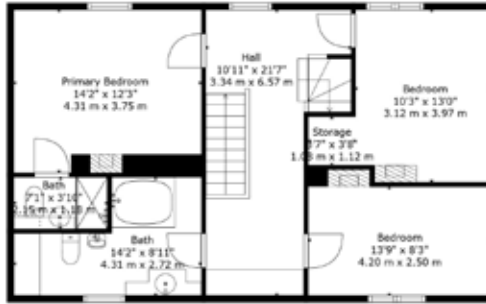
Services: Mains Electricity & Water, Private Drainage (Septic Tank), OFCH – Underfloor heating in kitchen.

Broadband: Fibre to the property.

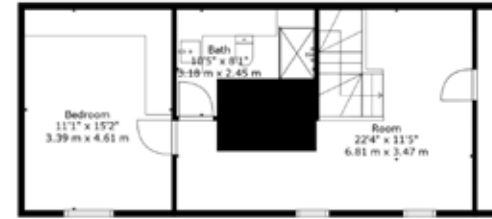
Directions: From Diss head down the A143 to Rickingham and head south on the B1113. Follow all the way to Stowmarket. Take the B1115 to Onehouse and the property is toward the end of the village on the right.

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 : [///clings.effort.pizzeria](http://clings.effort.pizzeria)

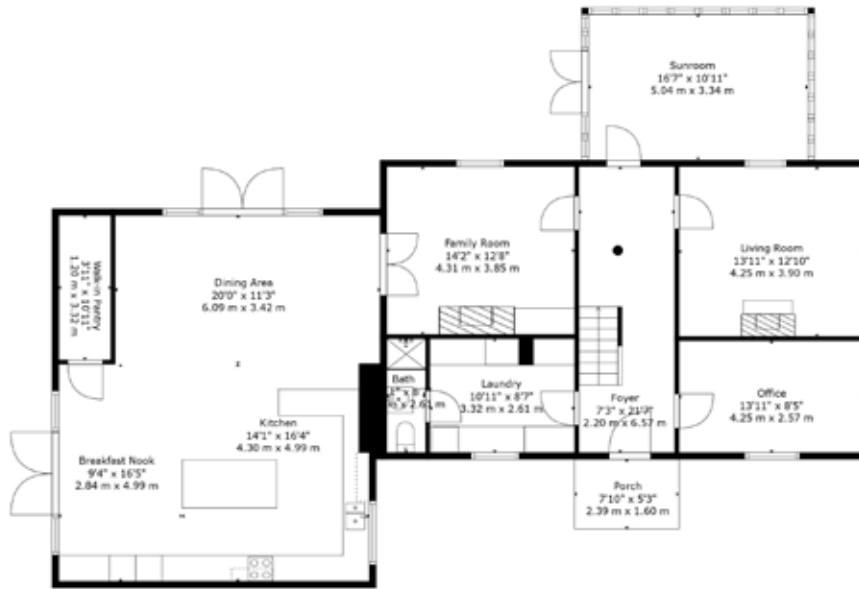




Floor 2



Floor 3



Floor 1

**TOTAL: 2735 sq. ft, 254 m2**

**FLOOR 1: 1636 sq. ft, 152 m2, FLOOR 2: 763 sq. ft, 71 m2, FLOOR 3: 336 sq. ft, 31 m2**

**EXCLUDED AREAS: PORCH: 41 sq. ft, 4 m2, STORAGE: 13 sq. ft, 1 m2, LOW CEILING: 209 sq. ft, 21 m2**

Measurements Are Calculated By Cubicassa Technology, Deemed Highly Reliable But Not Guaranteed.



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. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06777456 Registered Office: Norfolk Country Properties Ltd, Blyth House, Rendham Road, Saxmundham, Suffolk, IP17 1WA



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