



EH
EXQUISITE
HOME

PERFECTLY PLACED

'Magical' and 'Unique': the two words the current owners would use to describe this serene detached five-bedroom, three bathroom family home located on the edge of a quaint, mid-Suffolk town only a twenty-minute drive from Bury St Edmunds. Surrounded by open farmland and with just under an acre and a quarter of land, and including a fully independent two-bedroom annexe as well as a large workshop, garage and cosy log cabin, this property truly is an ideal family home that is brimming with possibility and imagination.





A Warm Welcome...

Constructed in the mid-twentieth century, the main house is exceptionally bright and spacious, with plenty of versatile rooms that can be suited to multiple uses. 'What we love most is that there's a real sense of wonder,' said the current owners. 'The house has so many magical qualities about it with the light coming in every angle in the most beautiful way.' The entrance hall opens into the three main living areas, with a door on the left opening into a large triple-aspect sitting room which enjoys a rare open fireplace: 'the fireplace really is the centrepiece of the room, and especially at Christmas or on cold nights, it's just amazing to sit in there with the fire roaring.' To the rear of the sitting room is a small conservatory, currently used as a light and intimate reading room.

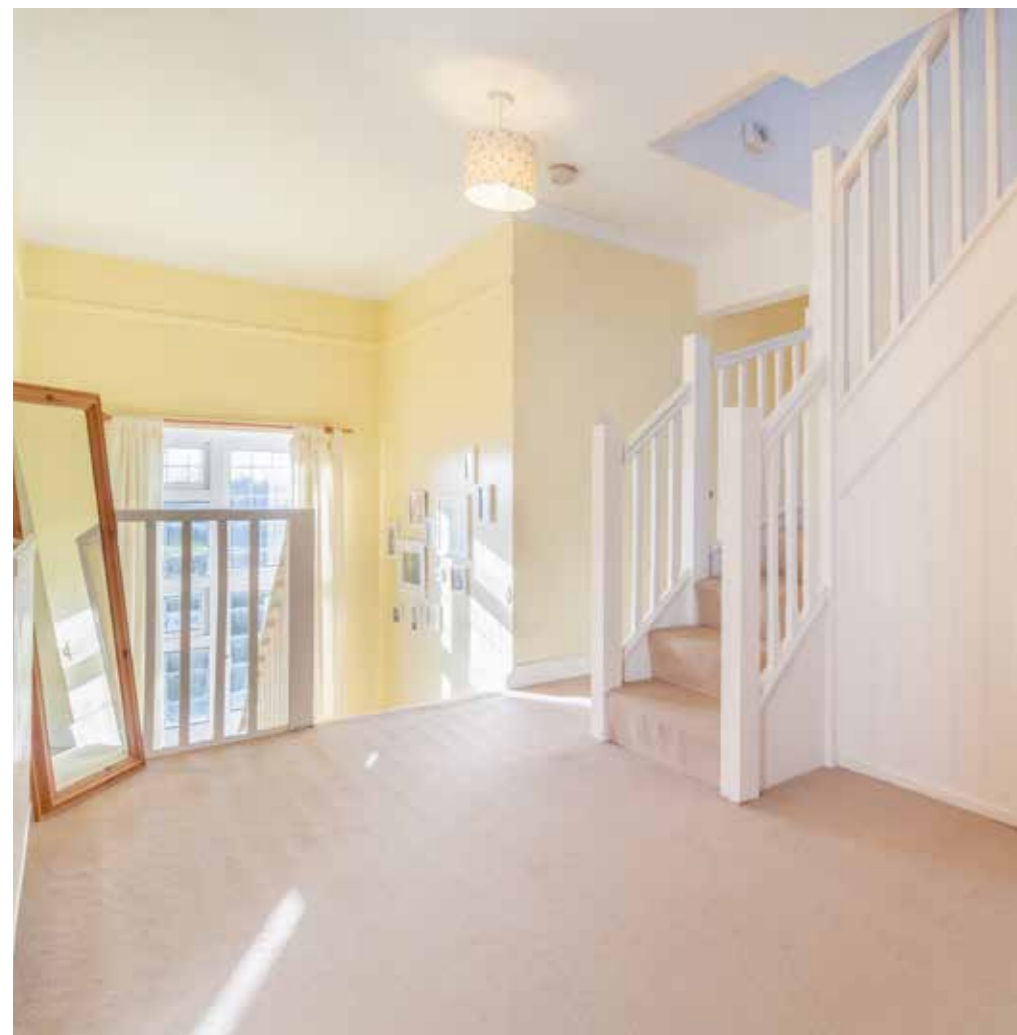
In the centre of the ground floor is the kitchen, with modern fitted units and a range cooker (negotiable with the property) as the centrepiece of the kitchen. To the rear of the kitchen is a unique breakfast bar area, and the current owners note that the window offers beautiful views of the garden, making this the preferred spot to sit and enjoy a cup of tea or breakfast, especially on a sunny morning. The kitchen opens into a rear hallway which leads to a modern shower room and a utility room with access out into the garden. The kitchen also opens into the formal dining room, with parquet flooring, exposed beams, and large French doors which open out into the pretty garden. Located to the front of the dining room is a study providing his and hers own work areas with a large window to the front of the property making



A Light And Bright Space



"...it's been a wonderful family home."



Room For All...

There are four bedrooms and a family bathroom on the first floor. Three of the bedrooms are suitable as doubles, and the third single bedroom is currently in use as a playroom. 'There's a real playfulness to the room,' said the current owners. 'There are two little nooks which have been opened up and make great places for escaping and hiding and all the things kids love to do.' The bathroom was updated by the current owners and offers a large Jacuzzi bathtub as well as modern fixtures and fittings throughout. Finally, the principle suite is located on the second floor and comprises a large bedroom with stunning views of the surrounding countryside, a large walk-in dressing room and a private bathroom with an elegant roll-top bath and a separate shower.



Additional Accomodation...

In addition to the main house, the property also includes a fully-independent two-bedroom annexe, currently used for multi-generational living, but could provide an opportunity for an additional income such as a holiday let. The annexe has a modern kitchen, shower room, and a large living room, as well as a large conservatory which offers stunning views of the rear meadow.

Set within the picturesque mid-Suffolk countryside, the property enjoys peaceful views across open farmland, and with no immediate neighbours the gardens and grounds are completely private. A sweeping horseshoe driveway leading to a side driveway provides parking for multiple vehicles. The drive continues along past the main house garden towards the two-bedroom annexe, which sits around half-way down the rectangular plot, providing private access if necessary. The garden to the rear of the main house is enclosed and mostly laid to lawn, with a good-sized terrace running along the back of the property, ideal for al-fresco dining. Next to the annexe is a large workshop and garage which has the benefit of a part mezzanine floor, electricity and water connections and tall ceilings and would be suitable for an endless array of hobbies, crafts, or business pursuits.

LOCATION

To the rear of the annexe and workshop is a large meadow, which the current owners describe as 'simply magical,' adding that 'it's been just wonderful having so much space to enjoy, and there are so many great little corners of the garden to explore. All summer you can picnic under the apple tree at the end of the meadow and it really does feel like something out of a fairytale.' The current owners have installed a large kitchen garden in the meadow and note that, previously, this area of garden had been used for equestrian purposes by previous owners. 'The space is certainly there, and so is the potential to create stables.' To the very end of the meadow garden is a generous log cabin with electricity and a WC, and this sits upon the concrete footings which originally housed stabling. 'With the footings still in place, we've been advised that it shouldn't be difficult to get permission to re-build stables or something entirely different.' Of course, any interested purchaser would be advised to make their own enquiries regarding planning permission in respect of this statement.

The village of Haughley sits amongst the undulating countryside and is one of a scattering of small, quaint villages along the A14 corridor between Ipswich and Bury St Edmunds. 'The village is so friendly, with lots of events and activities for families throughout the year,' note the current owners, adding 'there's a really lovely bakery in the village, and you can get pretty much everything you need in the surrounding villages without having to venture into a bigger town.' They note that while they're surrounded by countryside, the A14 is only a short 5-minute drive away, and they're only a short drive to both Bury St Edmunds and to Ipswich. 'I also used to commute into London on a daily basis,' they said, with nearby Elmswell train station offering regular services both to Cambridge and Ipswich. From Ipswich, a quick transfer onto London-bound trains allows a commute to London Liverpool Street of around an hour and a half. The catchment primary school is located around a mile from the property and is rated "Good" by Ofsted, and the property is only a short drive from the popular Finborough School, or around twenty-five minutes from the Culford School, one of Suffolk's top-rated independent schools. Bury St Edmunds is widely considered to be the cultural capital of Suffolk, with its vast offering of theatres, museums, Michelin star restaurants and shopping centres, it's the ideal spot for an evening out. And while the property enjoys immediate access to endless countryside, forest lovers will enjoy being only a thirty minute drive from Thetford Forest, with miles of paths to explore and plenty of outdoor activities to enjoy.

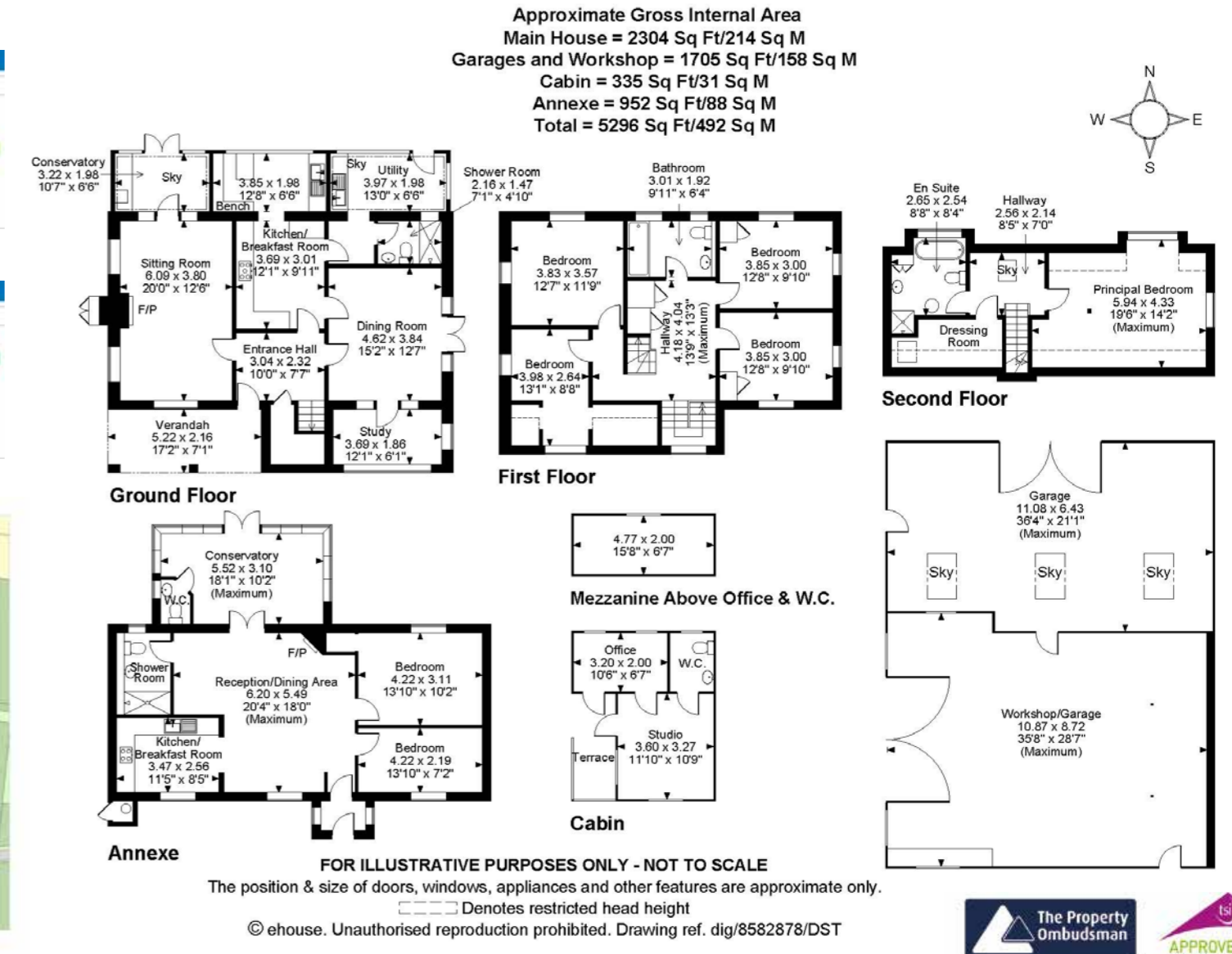


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60	71
39-54	E		
21-38	F		
1-20	G		

Main House EPC

Energy Efficiency Rating			
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92+	A		
81-91	B		64
69-80	C		
55-68	D		
39-54	E	54	
21-38	F		
1-20	G		

Annexe EPC



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.



Regional Office: Exquisite Home, Valley Lane, Wherstead, Ipswich, Suffolk, IP9 2AX
T +44(0)3455 651681 E enquiries@exquisitehome.co.uk

Exquisite Home, Sumpter House, 8 Station Road, Histon, Cambridge CB24 9LQ
T +44(0)3455 651681 E enquiries@exquisitehome.co.uk