



**Pear Tree Cottages, Front Street  
Mendlesham, Suffolk**

**DAVID  
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# Pear Tree Cottages, Front Street, Mendlesham, Suffolk, IP14 5RY

Mendlesham is a well-served and highly regarded village with a thriving community and good amenities including a public house, bakery/stores, post office, health centre, primary school, parish church and fish & chip shop. More comprehensive facilities can be found in the nearby town of Stowmarket, which lies just 7 miles to the southwest and the town of Diss, which is 10 miles to the north, both offering a highly commutable mainline train service to London's Liverpool Street.

Discover the epitome of village living at Pear Tree Cottages, Front Street, Mendlesham. This character-filled detached cottage stands as a shining example of sympathetic renovation and enhancement, creating a stunning family abode nestled in the heart of Suffolk's vibrant village life.

Boasting a blend of timeless charm and contemporary comfort, this exquisite property has been meticulously renovated and extended to offer the ultimate in modern living. Set against the backdrop of a walled lawn garden surrounded by Holm Oak pleached trees, with a driveway providing off-road parking for four vehicles, and a beautiful detached garden office offering the perfect work-from-home or hobby room solution. The house also has the benefit of video and audio networking throughout including built-in ceiling speakers to provide effortless communication throughout the property.

## **A detached period home in a secluded location in the heart of the village, having undergone an extensive renovation/extension project to create a contemporary home.**

Entrance door to;

**ENTRANCE LOBBY:** The grandeur of Steel "Crittall" entrance doors welcome you into a bright and spacious entrance, bathed in natural light from a skylight window. Bespoke wooden units hiding the washing machine and tumble dryer, featuring a Belfast sink with a Barber Wilson mixer tap and Corian work surface, provide both elegance and functionality, with access to the hallway beyond. A door leads to the gym.

**HALLWAY:** The hallway offers access to the reception areas, kitchen, and ground floor bathroom. Ingenious storage solutions optimise space and practicality, while a delightful original exposed brick wall and quality slate tiling add character and charm.

**KITCHEN/LIVING/DINING ROOM:** The kitchen, the heart of the home, is a testament to craftsmanship and style. Bespoke wooden crafted base units, a central island, and Corian work surfaces create a stunning culinary space. Integral appliances include a five-burner gas hob, twin

electric ovens, dishwasher, and fridge freezer. Bifold doors open to the secluded walled rear garden, while a log-burning stove with shelved recesses provides a cosy focal point in the living area.

**SNUG/SITTING ROOM:** Escape to the cosy snug, where a log-burning stove and bespoke shelving solutions create a warm and inviting atmosphere. A networked speaker system offers surround sound for ultimate relaxation.

**BATHROOM:** Indulge in luxury in the ground floor bathroom, featuring a suite including a bath with shower over, wash basin in vanity unit, and WC.

### **First floor**

**BEDROOMS:** Each of the three double bedroom exudes its own unique charm, offering comfortable and stylish retreats. **BEDROOM 1** features a stunning feature wall created with former floorboards and built-in wardrobes with lighting. **BEDROOM 2** boasts a feature wall from period

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floorboards and stylish low level timber panelling and built-in wardrobes, while **BEDROOM 3** showcases designer wallpaper. **SHOWER ROOM:** Luxuriate in the minimalist shower room, featuring a suite with a walk-in shower, wash basin, and WC.

## Outside

The property is approached via the shingle driveway, leading to a gated pedestrian access to the patio area and entrance lobby. The patio extends around the side of the house creating two large external dining areas and is accessible from the bi folding doors in the kitchen, offering the perfect outdoor retreat. Beyond lies the generous lawned garden, enclosed by a feature wall and evergreen Holm Oak pleached tree hedging. To the rear, the extended patio leads to the **DETACHED GARDEN STUDIO/OFFICE/HOBBY ROOM**, connected to light, power, and broadband, offering the perfect work-from-home space. **GYM** - a stylish conversion of what was the garage, the gym offers a versatile leisure space, fully insulated and suitable for multiple purposes.

**LOCAL AUTHORITY:** Mid Suffolk District Council. Band D.

**EPC RATING:** TBC

**SERVICES:** Mains water, drainage and electricity are connected. LPG gas fired heating to radiators (via underground tank). **NOTE:** None of these services have been tested by the agent.

**VIEWING:** Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

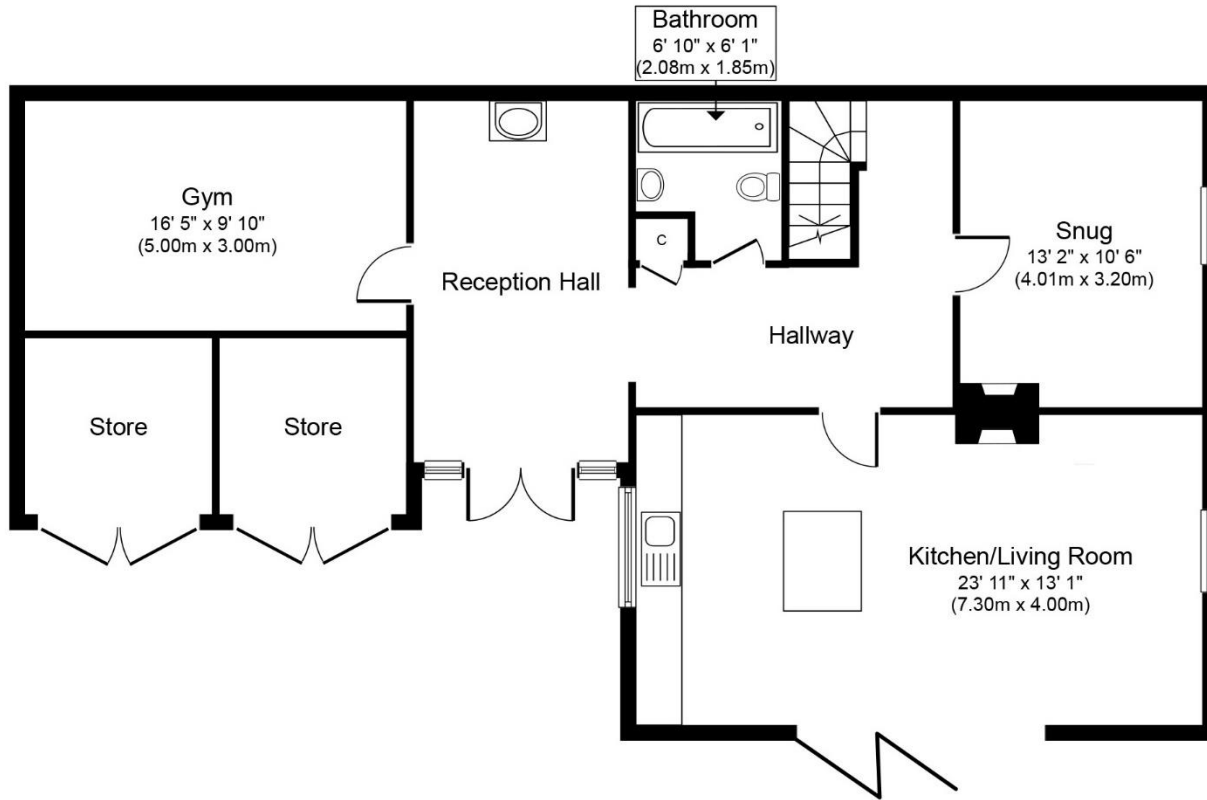
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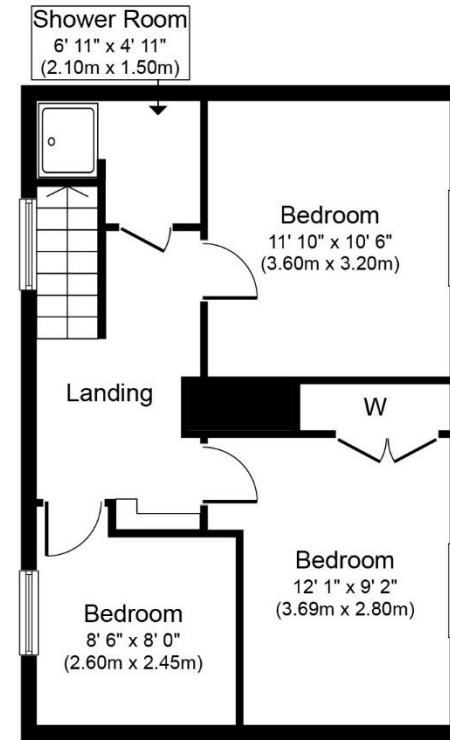
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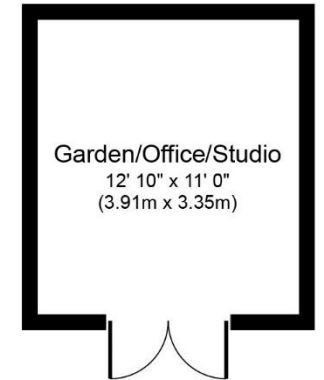
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**Ground Floor**  
Approximate Floor Area  
1,091 sq. ft.  
(101.4 sq. m.)



**First Floor**  
Approximate Floor Area  
474 sq. ft.  
(44.0 sq. m.)



**Outbuilding**  
Approximate Floor Area  
142 sq. ft.  
(13.1 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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