



'BEAUTIFUL HISTORIC HOME, EQUESTRIAN OPPORTUNITY'
Bacton, Stowmarket, Suffolk | IP14 4LE

FINE & COUNTRY

WELCOME



Here's a handsome period property of some stature whose generous proportions and exceptional build quality suggest it was built for a person of note. With six bedrooms, five reception rooms, four bathrooms and almost innumerable outbuildings, there is a great deal on offer here and much flexibility of use. Viewing is highly recommended!







- Magnificent Grade II Listed Period Home
- Meticulously Looked After by The Current Vendors Over the Last 23 Years
- Very Fine Timber Framed Property
- Excellent Equestrian Facilities - Around 4.27 Acres (stms)
- Six Comfortable Bedrooms
- Four Bathrooms
- Beautiful Drawing Room and Formal Dining Room
- Useful Study and Detached Studio - Ideal as Annexe (subject to the correct consents)
- Planning Permission Granted to Convert Attached Outbuildings
- Two Bay Cart Lodge with Room Above
- Two Stables

When, exactly, the house was built is not known but Historic England put its origins as early as the late 1500s. "You feel the history as soon as you come in," say the owners. Their enthusiasm for architectural history has greatly benefitted this cherished home which has recently been entirely reroofed (with hand-made tiles and improved insulation) and re-rendered with historically appropriate lime render. An abundance of period characteristics and features throughout include timber mullioned windows, inglenook and Tudor brick fireplaces, original wide oak floorboards, beams, Jacobean panelling, a suspected priest hole and, last but not least, a garderobe! There is so much history to discover here and all of it, happily, beautifully maintained and restored.

Entrance is into a small hall where Jacobean panelling screens an ancient wooden staircase curving up the side of the huge central chimney stack. To the left, a vast dining room of over 320 square feet, has ample room for a large table as well as a seating area around the immense inglenook hearth. Underfoot is pretty herringbone parquet. "It's a wonderful house for Christmas," say the owners of this room in particular, and it's hard to imagine a more beautiful setting for a traditional family celebration. Across the entrance hall is the sitting room which is of a similar size and features another inglenook with woodburning stove. Impressive oak beams span both walls and ceilings in these rooms and with an unusual ceiling height of approximately nine feet these spaces feel grand and expansive.



* 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.

























Three further rooms extend from the sitting room – a study and a library, the latter with stunning custom-made panelling and shelving. From the study, French doors lead to a timber-frame sunroom, a lovely spot which, thanks to its tiled roof, can be enjoyed year-round. A second set of French doors lead out to a paved area sheltered by a garden wall.

Directly off the dining room is the splendid kitchen, hand-built by local craftsmen Arrden Vale. Shaker-style cabinetry, a double butler sink, an Everhot range cooker, stone and wood countertops and a built-in Welsh dresser lend a timeless quality, blending the traditional with all necessary modern facilities. Off here is the utility, a downstairs bathroom and the backstairs where a fascinating portion of original lath and plaster is displayed behind a glass frame.

A long room off the utility is used as a boot room and adjoins some of the outbuildings. Planning permission has been secured to convert these buildings to create either a Granny annexe, or a home-working space, or perhaps an artist's studio which would be directly connected to the main house.

Also, downstairs is another WC with interesting trompe l'oeil tiling.

On the first floor, two large and stately bedrooms sit over the main reception rooms below, both with charming fireplaces of Tudor brickwork. In each is an electric stove, wood-burner style but clean and practical for bedrooms. The bedroom at the east end of the building makes a wonderful master suite with a dressing room and bathroom. A third bedroom on this floor can be reached via the second staircase. A shower room serves this bedroom and the larger one adjacent.

The venerable central staircase winds up to a second storey where three further bedrooms and a shower room are located under the roof. Here the ceilings are pitched with tie beams crossing the rooms, yet the vertical dimensions are such that these tie beams needn't bother even the tallest resident. The beams, some delightfully curved, in these lofty generous rooms are particularly attractive and carry the original carpenters marks.

Across the courtyard is a two-storey building which was once the village butcher's shop – indeed remnants of its former use can still be seen. The staircase and upper floor were put in by the owners and the result is a wonderful artist's studio with two further rooms upstairs. With the kitchenette downstairs, this could also be some rather splendid guest quarters.

The modern stable building next door accommodates two full-size horses in two stalls. Around 4.27 acres (stms) of grounds provide outdoor space. Attached is the carport, an enclosed garage with a large and versatile space above, of a little over 560 sq feet, currently used as storage. This is a beautiful space with skylights and a pale polished wood floor and unquestionably the dream studio of many an artist.

The orchard, pond and paddocks, set along a driveway featuring electric gates from the road are quiet and host passing wildlife – deer, ducks, herons, woodpeckers. To the front there is a driveway with large lawned areas either side leading to a paved courtyard around the sunroom and a walled garden. Windows in the sheltering brick wall afford views of the large vegetable garden and summer house. The large and varied plot is also home to a horse pond with an island and a small orchard of apple and pear trees. The well in the central courtyard works but is safely capped by an Italian well head.

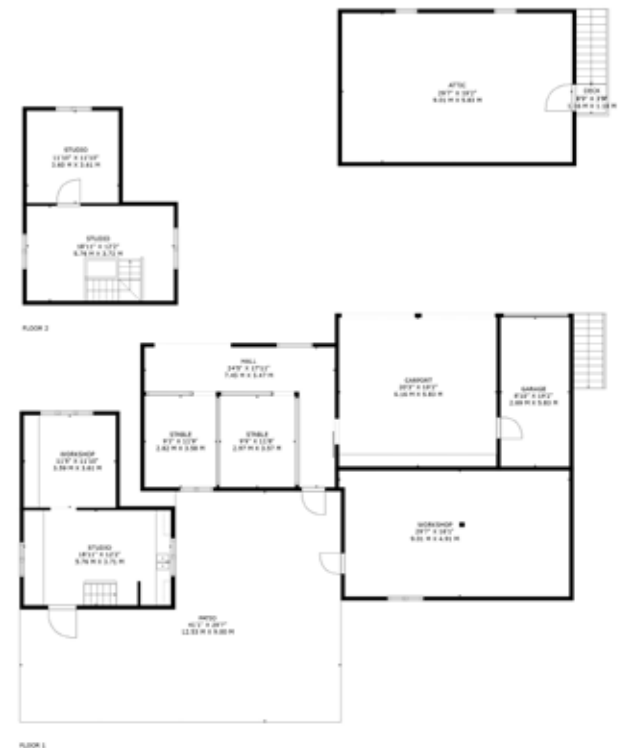








STEP OUTSIDE



TOTAL: 628 sq. ft, 58 m2
 Below Ground: 432 sq. ft, 40 m2, FLOOR 2: 196 sq. ft, 18 m2
 EXCLUDED AREAS: WORKSHOP: 607 sq. ft, 56 m2, STABLE: 223 sq. ft, 21 m2, GARAGE: 169 sq. ft, 16 m2,
 CARPORT: 387 sq. ft, 36 m2, PATIO: 916 sq. ft, 85 m2, LOW CEILING: 436 sq. ft, 40 m2,
 ATTIC: 306 sq. ft, 28 m2, DECK: 14 sq. ft, 1 m2
 All Measurements Are Approximate, This Floor Plan Is a Guide Only, Produced By Dapp.

Bacton is a busy village with a shop with Post Office, a garage providing petrol, repairs and sales and a lively pub – the 16th century Bull at Bacton - offering food and live music. Finbows Yard hosts a number of DIY and antiques businesses as well as the House of Suffolk distillery, home of Betty's Gin. Connectivity is good with Stowmarket station just eight minutes by car. From here trains reach Liverpool Street in just over an hour. Here in town are supermarkets, cinema, The John Peel Centre for Creative Arts, and renowned youth centre - The Mix. Bury St Edmunds and Ipswich can also both be reached in 20 minutes by road.

Tenure: Freehold

Local Authority: Mid Suffolk District Council – Band G

Services: Mains Water & Electricity, Private Drainage (Treatment Plant), OFCH. Solar panels on the outbuilding owned outright - provide an annual income of around £2,000.

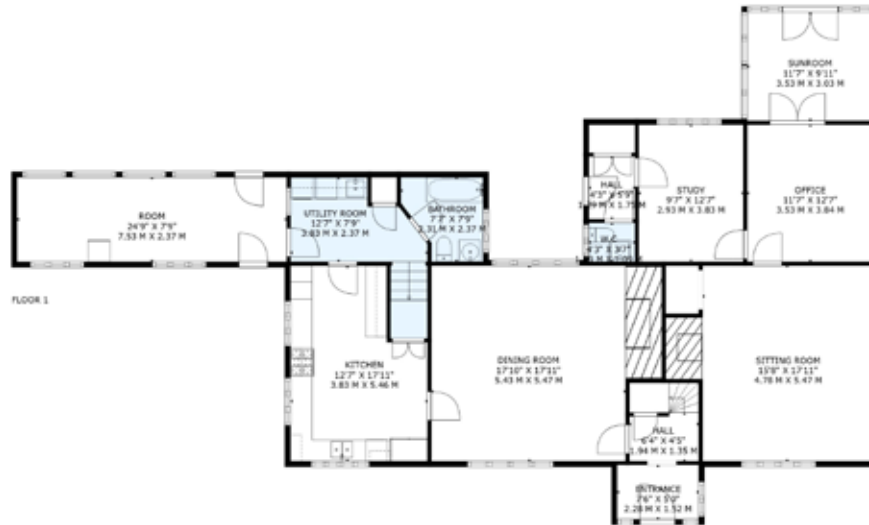
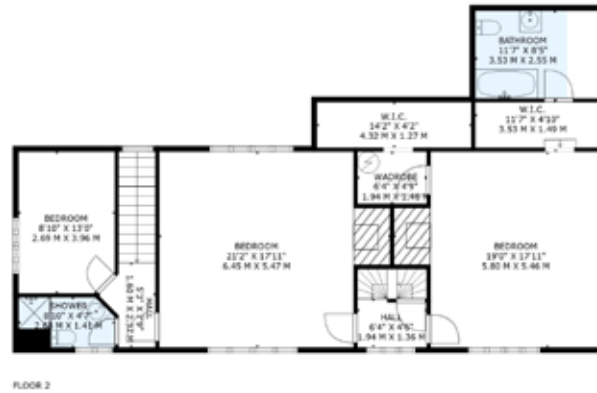
Broadband: Current vendor informs us that speed is 30-34 mbps. buyers would need to satisfy themselves as to speeds from other providers.

Mobile Networks: EE signal good, buyers would need to satisfy themselves as to coverage from other networks.

Planning Permission: There is a room within the house at the back of the kitchen. There is planning permission granted to convert the outbuildings beyond this - there will need to be a door knocked through - the plans are in the paper file - this planning remains active as it was part of works already done - so no need to reapply - this would make a great annexe.

Footpath: There is a public footpath to the side of the property.

We are informed by the vendor that there is an uplift clause on the land to the rear.



TOTAL: 3192 sq. ft, 297 m²
FLOOR 1: 1793 sq. ft, 167 m², FLOOR 2: 1032 sq. ft, 96 m², FLOOR 3: 367 sq. ft, 34 m²
EXCLUDED AREAS: WARDROBE: 33 sq. ft, 3 m², LOW CEILING: 387 sq. ft, 37 m², LANDING: 26 sq. ft, 2 m²

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