



Bourn House
Dagworth Lane | Dagworth | Suffolk | IP14 3QL

RURAL TRANQUILLITY



If you're looking for space and rural tranquillity yet need excellent connectivity, look no further than this expansive and bright chalet-style home just outside Stowmarket. With five bedrooms there's room for the family as well as plenty of space to work from home. Gardens galore complete this gorgeous country retreat.



KEY FEATURES

- An Architect Designed Chalet Style Home in Dagworth, part of the Hamlet of Old Newton, just outside Stowmarket
- Five Bedrooms; Two Bath/Shower Rooms
- Kitchen and Two Utility Rooms plus WC
- Large Sitting Room with South-Facing Views to the Garden
- Dining Room and a Sun Room
- The Property has Undergone a Programme of Renovation to include Windows, Bathrooms, Kitchen and Utility Room
- Beautiful Landscaped Gardens in a Peaceful Rural Location
- The Accommodation extends to 2,327sq.ft
- Energy Rating: F

Set down a single-track country lane, this pastoral location may well decide it for seekers of seclusion before the property is even in sight – it couldn't be quieter. The house, architect designed and built in the 1970s, is set back from the lane and enjoys plenty of parking outside. Entry via the enclosed porch leads to an inner hall where the first thing you'll notice is how light the house is. Two sets of double glass doors in the centre of the building allow light to penetrate right to the interior. They also permit people-flow and connectivity (or indeed, separation) between the main reception rooms.

Step Inside

Just off the hall a sunny room currently in use as a bedroom would also make an excellent study. Ahead, through the double doors, is the dining room – perfectly placed between, and connected to, the sitting room, kitchen and hall. French doors in here and the adjacent sitting room lead out to a delightful sunken terrace which faces south and enjoys day-long sunshine. Of special note for those who like to entertain is a built-in drinks cabinet. The second set of glass doors brings you into the vast and comfortable sitting room. At over 430 square feet, there is room for a sofa apiece. With the south elevation almost entirely glass, and with doors to the garden, this is a room that feels almost a part of its surroundings. A modern brick fireplace, around which is some superior shelving of aruba, houses a wood-burning stove. The garden easily provides the fuel needed. Summer or winter, this room will be a joy, either en famille or with a houseful of guests. From here an inner hallway leads to the rest of the ground-floor accommodation. Two bedrooms on this floor both benefit from built-in cupboards. Storage, it should be noted, is excellent throughout the property. The larger of these bedrooms has its own en-suite bathroom with shower and bath options while the smaller bedroom has a useful recessed vanity unit. Both enjoy garden views.





KEY FEATURES

Light and Space

Across the hall is the capacious kitchen, a cheerful room with an enviable amount of counter space. Blond wood units provide an abundance of storage but if this still isn't enough, the utility right next door – almost a second kitchen – offers yet more. Space in the kitchen easily allows for informal eating. A second utility, with French doors to the garden and a practical painted concrete floor, faces north, the indirect light suggesting it might also function as an artist's studio. However you use it, you'll be glad of this extremely practical additional workroom. A south-facing sunroom is a clever later adaption of the building. A wall of windows and glass doors was all that was needed in to create this lovely spot in the lee of two elevations which functions as an alternative sitting room. Also downstairs is a guest WC.

Explore Upstairs

Upstairs, two sunny double bedrooms sit in the roof space with broad dormer windows admitting southerly light. A good run of built-in cupboards aids storage in the larger of the two, while the smaller would make an excellent study. Extensive loft storage space leads off the larger of the two upstairs bedrooms. A family bathroom serves these two rooms.

Step Outside

Outside, the beautiful gardens wrap around the house. You can lose yourself in these tranquil two and a half acres which were professionally landscaped and planted. Lawns stretch away in several directions offering ample space for family and friends to enjoy outdoor living during summer months. A good mower will be needed, yes, but you can always reduce the mowing time by getting in a couple of sheep as past owners have done. A stream runs along the boundary and there is also an area of woodland. The keen gardener will be pleased to know that the original planting plans are still extant and that there are a couple of glasshouses on hand for propagation.

























INFORMATION



On The Doorstep

A sleepy rural hamlet in mid Suffolk, Dagworth is conveniently at a short remove – just over five minutes in the car – from Stowmarket, a busy market town with supermarkets, cinema, The John Peel Centre for Creative Arts, and renowned and respected youth centre - The Mix. From here, trains depart regularly on the London to Norwich mainline and you can be at Liverpool Street in as little as one hour and seventeen minutes. From Dagworth, the A14 can be reached within 3 minutes.

How Far Is It To

The market town of Stowmarket (2.4 miles) offers a wealth of amenities, including supermarkets, DIY shops, diverse dining options, a modern sports centre and cinema. The town of Diss (17 miles) offers similar amenities as well as a weekly market every Friday. Both towns provide convenient direct rail services to London (80 minutes) and Norwich (30 minutes), facilitating effortless access to both major cities.

Directions

From Diss head west on the A143 and then turn south on to the B1113 and follow to Old Newton. at the cross roads turn right on to Station Road and head to Haughly. Turn left on to Fishponds Way and follow out of the village. Just as you cross the bridge turn left on to Dagworth Lane and the property is up on your left.

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 - poets.royally.merge

Services, District Council and Tenure

Oil Central Heating, Mains Water, Private Drainage via Septic Tank

Mobile Phone Coverage -varies depending on network provider

Broadband Available

Please see www.checker.ofcom.org.uk for Mobile, Broadband Providers/Speed

Mid Suffolk District Council – Council Tax Band F

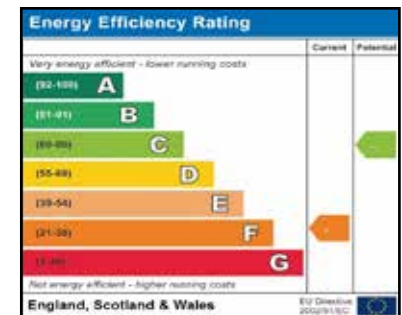
Freehold



TOTAL: 2327 sq. ft, 216 m2
FLOOR 1: 2023 sq. ft, 188 m2, FLOOR 2: 304 sq. ft, 28 m2
EXCLUDED AREAS: GARAGE: 362 sq. ft, 34 m2, PORCH: 29 sq. ft, 3 m2, FIREPLACE: 9 sq. ft, 1 m2, LOW CEILING: 73 sq. ft, 8 m2

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcpp.

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