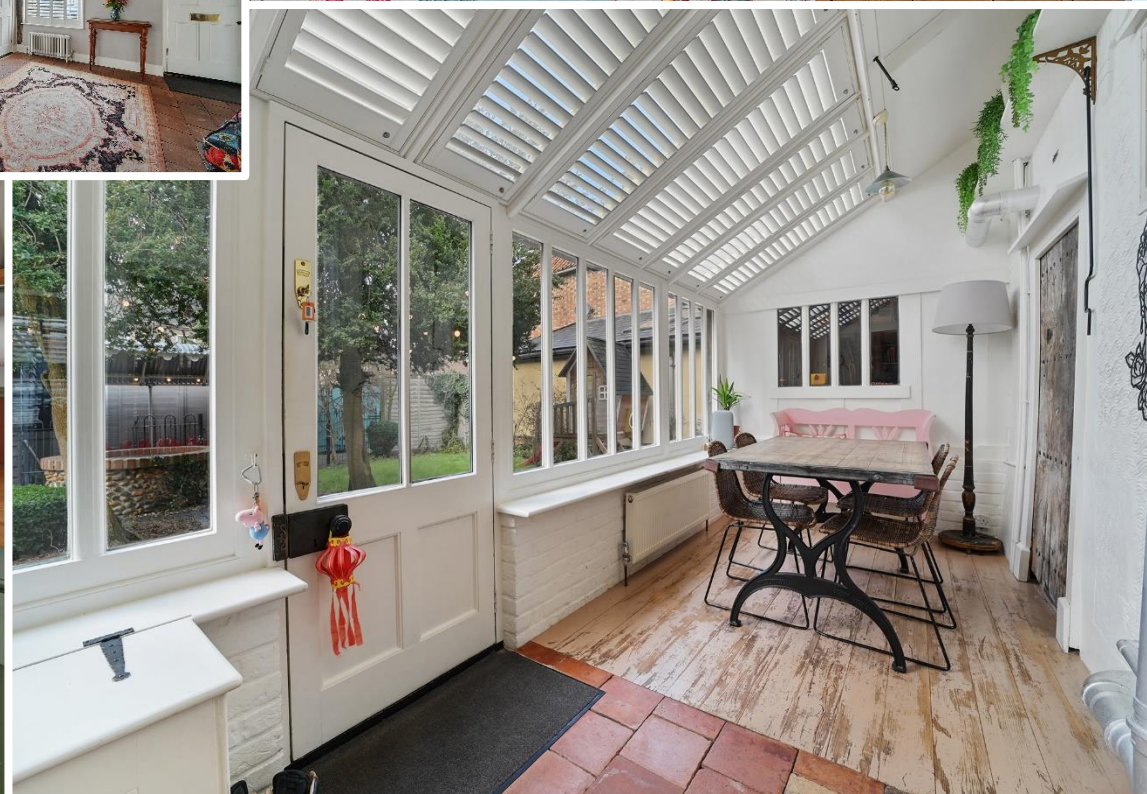




27 High Street
Needham Market, Suffolk

**DAVID
BURR**



27 High Street, Needham Market, Suffolk, IP6 8AL

Needham Market is a desirable small town situated in the heart of Mid Suffolk. There is a good selection of everyday amenities together with independent shops, public houses and primary school. Alder Carr Farm offers fresh farm food for sale and a restaurant. Needham Lake is a Conservation Area with a number of countryside walks. There is a train station with connecting services to mainline rail services at Stowmarket having hourly trains to London Liverpool Street (under 90 mins) and Ipswich, Cambridge and Norwich. The nearby towns of Stowmarket, Bury St Edmunds and Ipswich provide further amenities, recreational and cultural facilities and a range of individual high street stores.

A truly delightful Grade II Listed 16th Century townhouse with later Georgian façade occupying a prime position in the centre of Needham Market. The property retains many period features including exposed timbers, brickwork, original fireplaces, period style sash windows to the front aspect and wide boarded flooring combined with the conveniences of modern living with gas central heating. The accommodation is arranged over two floors and additionally benefits from a dry cellar and further enjoys a private south west facing secluded garden, garaging and off-road parking to the rear.

A substantial Grade II Listed townhouse with many period features with the benefit of a garage/workshop and parking to the rear.

Front entrance door directly into a;

LARGE RECEPTION/DINING HALL: 18'1 x 12' (5.5m x 3.6m). With a wealth of period features including pamment tiled flooring, heavily beamed ceiling and studwork to walls, impressive open fireplace with brick hearth and dog grate. Staircase to first floor and door to cellar. Further doors to reception rooms and kitchen.

SITTING ROOM: 17'8 x 14'8 (5.4m x 4.5m). A spacious room with windows to front aspect having plantation style shutters. Heavily timbered ceiling. Feature fireplace with stone fire surround and mantle, brick hearth and inset wood burning stove. Painted wood panelling. Wall lights. Painted oak walk-through to **STUDY AREA** 8' x 7' (2.4m x 2.1m) situated to the rear and overlooking the garden. Leaded mullion part double glazed windows and further internal window through to garden room. Exposed green oak timbers.

DINING ROOM: 14'6 x 9'8 (4.4m x 2.9m). Located to the front of the property with sash window and plantation style shutters. Part wood panelling to walls. Exposed ceiling timbers and studwork. Stripped wide

wooden floorboards. Feature fireplace with wood surround and mantle. Built-in storage cupboards.

GARDEN ROOM: 16'7 x 6'5 (5m x 1.9m). Situated to the rear overlooking the gardens with an abundance of natural light. Double glazed windows and part glazed French doors to garden. Part coloured leaded door through to kitchen.

KITCHEN: 14'3 x 8'3 (4.3m x 2.5m). Windows to rear and side aspects. Beautiful herringbone pattern brick flooring. Farmhouse style painted wall and base units with solid wood and slate worktops with inset ceramic Butler sink with chrome taps and additional filtered drinking water tap. Leisure gas fired cooker range with extractor hood over and glass splashback. Space for dishwasher and fridge. Exposed ceiling timbers. Contemporary style vertical radiator.

UTILITY ROOM/CLOAKROOM: Accessed from the reception hall. Window to rear. Having W.C. and wash hand basin. Space and plumbing for washing machine and storage cupboards.

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CELLAR: 17'3 x 6'(4.4m x 2.9m). Accessed from the reception hall. Ideal for additional storage.

First floor

LANDING: Having a wealth of exposed timbers.

BEDROOM 1: 18'8 x 17'6 (5.7m x 5.3m). A stunning room with fully vaulted ceiling and exposed timbers and chimney breast brickwork. Leaded mullion window to rear with original sliding wood shutter. Sash window to front aspect with plantation style shutters. Stripped wood panelling to walls. Victorian styled radiators. Original wide floorboards. The bedroom additionally benefits from a mezzanine level – ideal for storage with balustrade to the front and accessed via separate ladders. *Dressing area* screened by further wood panelling.

EN SUITE: 7'6 x 6' (2.3m x 1.8m). Opening directly from the bedroom with window to rear with shutters. Exposed wooden floorboards, timbers and studwork. Part glazed wood panelling. Suite comprising cast iron roll top bath with ball and claw feet and antique style mixer tap and hand shower attachment, corner pedestal wash hand basin unit and W.C.

BEDROOM 2: 17'5 x 10'3 (5.3m x 3.1m). Double aspect windows to front and rear with folding shutters. Exposed wall timbers. Built-in storage cupboard.

BEDROOM 3: 11'5 x 9'5 (3.5m x 2.9m). Another double bedroom with window to front aspect and folding shutters. Original wide floorboards. Feature original fireplace with surround and mantle and marble hearth. Built-in storage cupboards to chimney alcove. Loft access hatch. Exposed studwork to walls.

BATHROOM: 8'6 x 5'5 (2.6m x 1.6m) Located to the rear of the property with window shutters. Suite comprising panelled bath, pedestal wash hand

basin and W.C. Separate quadrant shower with Mira shower fittings and sliding glass screen doors. Exposed wall timbers. Chrome towel radiator.

Outside

A private courtyard garden located to the rear of the property can be accessed from a private driveway with off road parking and timber gates that provide access to additional covered parking and leading to the **GARAGE/WORKSHOP** 19'6 x 13' (5.9m x 3.9m) with twin doors, power and lighting connected. The gardens are particularly delightful with lawn area, large paved terrace for outdoor entertaining and central cobble-set pathway to the rear. Original water well feature. Wonderful box hedging borders and tree plantings. Outside water tap. Storage shed.

SERVICES: Mains water, drainage and electricity are connected. Gas fired heating to radiators. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: Mid Suffolk District Council – Band D.

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

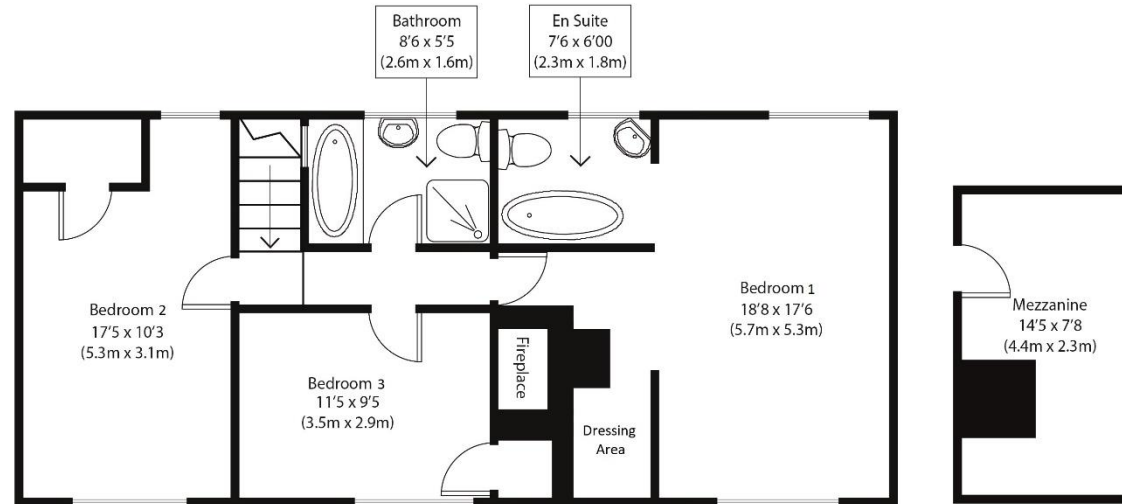
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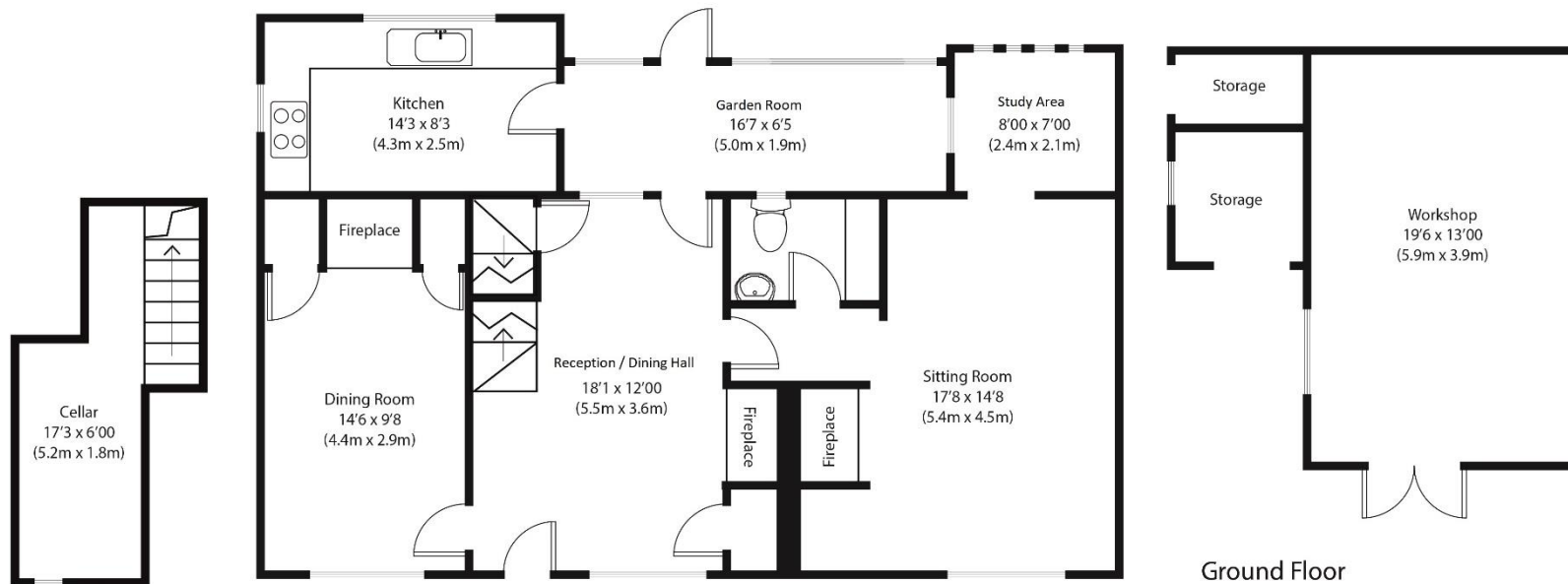
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Approximate Gross Internal Area
Main House 1945 sq ft (181 sq m)
Outbuilding 255 sq ft (24 sq m)
Total 2200 sq ft (204 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright: www.ejphoto.co.uk



First Floor



Ground Floor

Offices at: Woolpit 01359 245245- Long Melford 01787 883144- Leavenheath 01206 263007 - Clare 01787 277811-Castle Hedingham 01787 463404

Newmarket 01638 669035 - Bury St Edmunds 01284 725525 - London 020 78390888 - Linton & Villages 01440 784346

