



DAVID
BURR

THE WHITE HORSE, THE STREET,
HITCHAM, SUFFOLK



THE WHITE HORSE,

The Street, Hitcham, Suffolk

A substantial village residence of considerable character with versatile and spacious accommodation with a high quality annexe.

Lavenham – 5 miles. Sudbury – 12 miles, the latter with commuter link to London Liverpool Street Station.

- Grade II listed village house
- Former public house converted into a private residence in 2015
- Drawing room with inglenook fireplace
- Light and airy dining hall with snug adjacent
- Kitchen/breakfast room
- Utility/cellar/boot room
- Ground floor shower room
- Useful workshop
- Five bedrooms
- Unconverted room offering scope to create additional accommodation
- Detached annexe/outbuilding offering income potential or multi-generational living
- Off-road parking behind wooden double gates
- Garage, paint store and laundry room
- Garden with open outlook to the rear
- **No onward chain**



LOCATION

Hitcham is a popular village with a shop and parish Church and is surrounded by countryside providing some fine country walks. The well served historic village of Lavenham is 5 miles, the A14 trunk road providing access to the ports of Ipswich and Felixstowe and access to the Cathedral town of Bury St Edmunds can be joined at Stowmarket, the latter also providing a commuter rail service. The county towns of Ipswich and Colchester are 15 miles and 20 miles respectively.

THE PROPERTY

The White Horse is a superb village property of considerable history and standing which was converted into a private dwelling from a public house in 2015. The property dates back to around the 16th century and contains numerous original period features including exposed timbers and brickwork, inglenook fireplaces. Later alterations took place in the 18th century, evident from the numerous sash windows, tall ceilings and brick façade typical of this style of architecture.

The property contains substantial accommodation over three levels which includes three charming reception rooms, a kitchen/breakfast room, utility/cellar, shower room and workshop. Upstairs on the first and second floors are a total of five bedrooms, a family bathroom and a further room offering scope for conversion into a principal suite.

Outside, the property benefits from numerous useful outbuildings including a garage, workshop, laundry room and paint store. A detached annexe provides buyers with a means to generate income through letting or holiday letting (subject to any necessary consents) or to provide multi-generational living as a self-contained ancillary dwelling. Equally, this part of the property provides an ideal space to work from home with generous office space, a kitchenette and two shower rooms. Beautiful gardens abut open countryside with a wide expanse of lawn and a sunny terrace providing an attractive area of seating.

AGENT'S NOTES

The property is Grade II listed.

The property is being offered for sale with no onward chain.

POSTCODE: IP7 7NQ

WHAT3WORDS: charging.pocketed.fermented

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

COUNCIL TAX BAND: F



MAIN HOUSE

Front door leading to:-

DINING HALL: A superb reception room with tall ceilings, carved medieval beams and exposed mellow red brick chimney breast with inset wood burning stove situated on a red brick hearth. Considerable character throughout and forming what was once the primary serving area when the property was a public house. Open studwork and gothic arch leading to:-

SNUG: A charming reception room with exposed brick and timbers and a feature brick fireplace. Sash window allowing for plenty of natural light and a useful recessed storage cupboard with arched doors and ornate architrave.

SITTING ROOM: A wonderful room with exposed timbers and brickwork and a large exposed mellow red brick chimney breast with an open hearth and brick arch over. Twin sash windows provide an attractive outlook.

Inner Hall: With solid oak thumb latch doors leading to:-

Rear Hall: With staircase rising to first floor, quarry tiled floor and a door opening onto the rear garden. Staircase rising to unconverted room (see below). Doors and opening leading to:-

KITCHEN/BREAKFAST ROOM: Finished with a range of base level shaker style units with wood effect worksurfaces incorporating a one-and-a-half stainless-steel sink with mixer tap above and drainer to side and with a Belling Range cooker with Calor gas five-ring hob top and Belling extractor fan over with a tiled splashback. Space and plumbing for a dishwasher and space for free-standing American style fridge/freezer. Plenty of room for a dining table and chairs and wood burning stove situated on a parquet brick hearth. Useful **boiler room** off and dual aspect outlook.

SHOWER ROOM: Recently refurbished to a high standard with an encaustic tile floor, subway tiled walls and a substantial walk-in shower with glass screen and rainfall style showerhead with traditional fittings. Bayswater traditional style WC, pedestal wash hand basin and a double-height chrome heated towel rail.

CELLAR/UTILITY: Once the 'cellar' (note, not below ground but instead a useful uninsulated room) utilised by the pub and now a useful area with space and plumbing for a washing machine, range of base and wall level units with an inset stainless-steel sink and door leading onto the garden.

A passageway leading from the sitting room leads down to a useful **WORKSHOP** with a fitted workbench, power and light connected.

First Floor

LANDING: With exposed timbers and cat step ladder leading to second floor and doors leading to:-

BEDROOM 1: A charming double bedroom with high ceilings, exposed timbers and a pretty cast-iron Victorian feature fireplace. Original medieval oak panelling and sash window with open outlook.

BEDROOM 2: With exposed oak flooring and with an airing cupboard off.

BEDROOM 3: A large bedroom with exposed timbers and cast-iron ties and a large sash window allowing for plenty of natural light. Door opening onto considerable loft storage space and further thumb latch door leading to:-

DRESSING ROOM/BEDROOM 4: Currently in use as a dressing room which could equally serve as an additional interconnecting bedroom if required.

BATHROOM: With exposed wood flooring and containing a corner shower with tiled surround and a glass sliding door. Free-standing rolltop bath with claw feet, mixer tap and shower attachment over, WC, vanity suite wash hand basin and a heated towel rail.

UNCONVERTED ROOM: Accessible from a staircase from the rear hall, this room offers considerable potential for conversion with exposed timbers and plumbing to facilitate the creation of a new principal suite (subject to any necessary consents).

Second Floor

BEDROOM 5: A superb room with a window with an open outlook over the neighbouring countryside and the garden behind and a further outlook to the front. This room could be utilised in a number of different ways including as guest accommodation or a study.

Outside

In front of the property is an area of **off-street parking** which, whilst not on the title, is readily available. To the right-hand side of the property wooden double gates lead onto a brick paviour driveway providing plenty of **OFF-ROAD PARKING** which is enclosed in part by a mellow red brick wall with a fine feature made from the water culvert with views of the brook below.

The driveway continues onto a range of useful outbuildings including:-

GARAGE: With power and light connected and with storage space.

PAINT STORE: With power and light connected and situated adjacent to the workshop.

THE ANNEXE

A versatile outbuilding finished in a traditional black weatherboard beneath a slate tiled roof. This part of the property has the potential to be utilised in a number of different ways including as an annexe for multigenerational living, means to generate income through letting or holiday letting (subject to any necessary consents) or as additional accommodation to the main house. The property is arranged as follows:-

BEDROOM: A comfortable space with an outlook over the driveway and door leading to:-

SHOWER ROOM: Containing a tiled shower cubicle and glass screen door, WC and a pedestal wash hand basin.

SITTING ROOM: Currently utilised as a study space but which could equally be utilised as a reception room for buyers wishing to create self-contained accommodation. Door leading to:-

KITCHENETTE: Previously a shower room and still with plumbing in place and containing a matching range of base and wall level units with worksurface incorporating a sink and with space for appliances.

HOBBIES ROOM/ STUDY: Currently utilised as a music room and with exposed timbers, access to loft storage space and a door leading to:-

SHOWER ROOM: Containing a tiled shower cubicle, WC and a pedestal wash hand basin.

LAUNDRY ROOM: An extremely useful area with space and plumbing for a washing machine, space for tumbler dryer and containing the boiler for the outbuilding. Deep industrial stainless-steel sink.

THE GARDENS

The property's gardens contain an expanse of lawn which abuts open farmland to the rear and contains a particularly fine Cherry Blossom Tree. The lawn is enclosed by a combination of close boarded and post and rail fencing and lies adjacent to a paved terrace providing a wonderful sheltered area of seating. To the side of the garage runs the brook which is enclosed by fencing and which provides a useful area of garden storage. There is the further benefit of a small copse of trees in an area opposite the property, further details of which can be provided upon request.

SERVICES: Main water and drainage. Main electricity connected. Oil fired heating by radiators. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Exempt - Listed

TENURE: Freehold

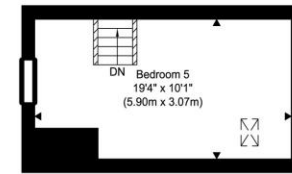
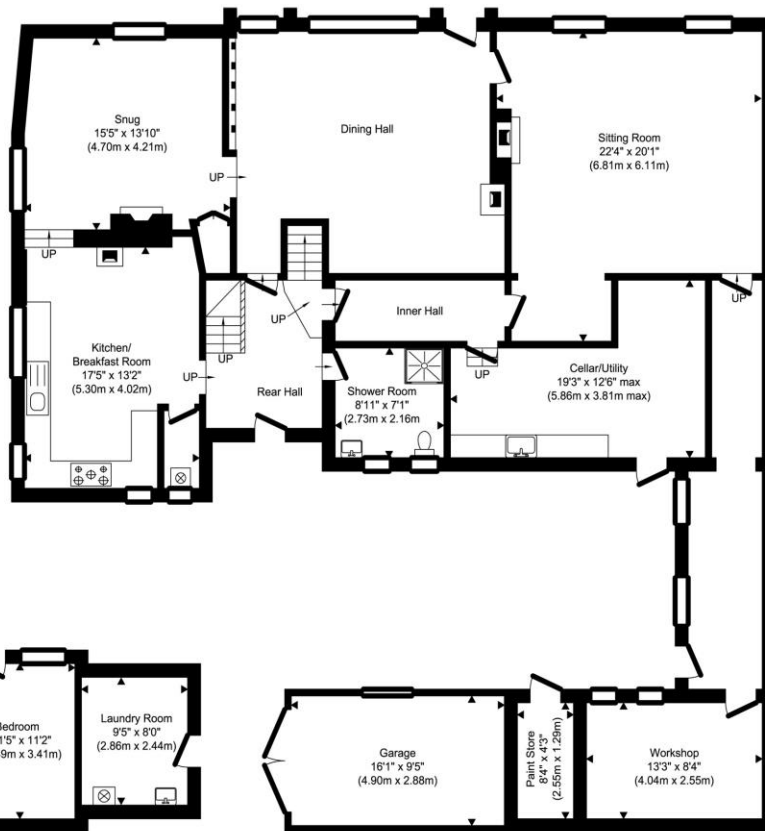
CONSTRUCTION TYPE: Timber framed and brick

VIEWING: Strictly by prior appointment only through DAVID BURR.

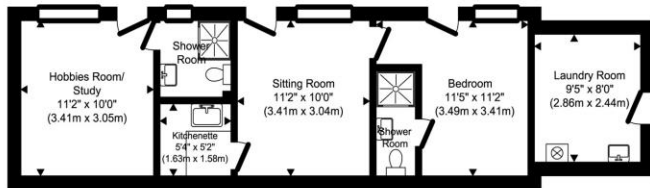
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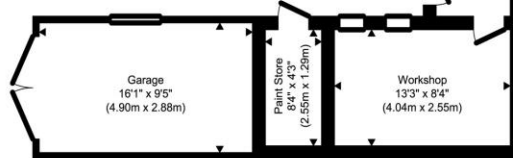




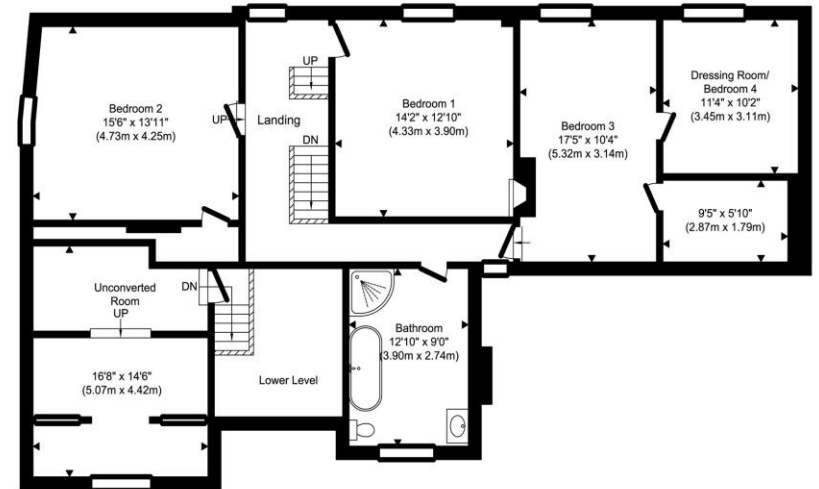
Second Floor
Approximate Floor Area
194.82 sq. ft.
(18.10 sq. m)



The Annexe
Approximate Floor Area
506.22 sq. ft.
(47.03 sq. m)



Ground Floor
Approximate Floor Area
2120.16 sq. ft.
(196.97 sq. m)



First Floor
Approximate Floor Area
1440.31 sq. ft.
(133.81 sq. m)

TOTAL APPROX. FLOOR AREA 4261.54 SQ.FT. (395.91 SQ.M.)

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THE ANNEXE

