



EH

EXQUISITE  
HOME

*Centuries of History...*

Standing on the High Street at the heart of Needham Market is a former Suffolk hall house built in 1380, when Richard II was on the English throne. Now split into three dwellings, it has all the period features one would expect from such an ancient property. The Grade II listed middle section with its Georgian brick façade and tuck pointing is a spacious and versatile family home simply awash with period features. The present owners bought it in 2008, attracted by its high ceilings, large rooms and original features. Since moving in, they have repainted the outside of the house, put in new traditional style ('old school') radiators, replaced the kitchen, the bathrooms, installed a wood burner, added in a second banister rail, decorated throughout and commissioned bespoke stained glass windows. The house is now a comfortable and beautifully appointed space arranged over three floors with a cellar and a thoughtfully designed garden.

The front door leads into the entrance hall which has exposed beams and red quarry tiled floor. To the right is the dual aspect sitting room with its exposed beams, brick fireplace with built in cupboard, shelves and open fire. Half of it is floored in Suffolk white brick pammets and half is a real-wood laminated platform. Next door is the snug, also with an open fire with space to store logs and firewood. It has been used as a home office in the past, but now serves as a lovely space to sit and chat with friends or enjoy a coffee or a glass of wine. A pair of double doors open out on to the garden making it even lighter and airier in the summer. The door to the cellar is here leading down to what used to be the old coal cellar. Well-lit with useful shelving, it is now ideal for storage. The kitchen was completely built from scratch when the owners moved in by a local carpenter who constructed solid oak cabinets. With black granite worktops, integrated dishwasher and microwave, and an attractive tiled surround in the original inglenook, the kitchen has been designed to mirror many of the original features in the house. There are gothic inlays in the cupboard doors and fleur de lys in the cabinet handles which echo the moulded protrusions in one of the bedrooms. There is enough room for a table and chairs for everyday meals. Above one of the archways in the kitchen is a bespoke stained glass window through which natural light streams. There is a useful utility room with a toilet, butler sink and plumbing for a washing machine and dryer. Through a small lobby next door and to the rear of the house is the magnificent meeting room, thought to have been constructed in 1600 and to have been used by the Plymouth Brethren for their meetings. Dual aspect, with a vaulted ceiling, exposed beams, two gothic arch windows, A pair of double doors leads into the garden, it is an absolutely spectacular room, ideal for entertaining.





### *Characterful and Charming...*

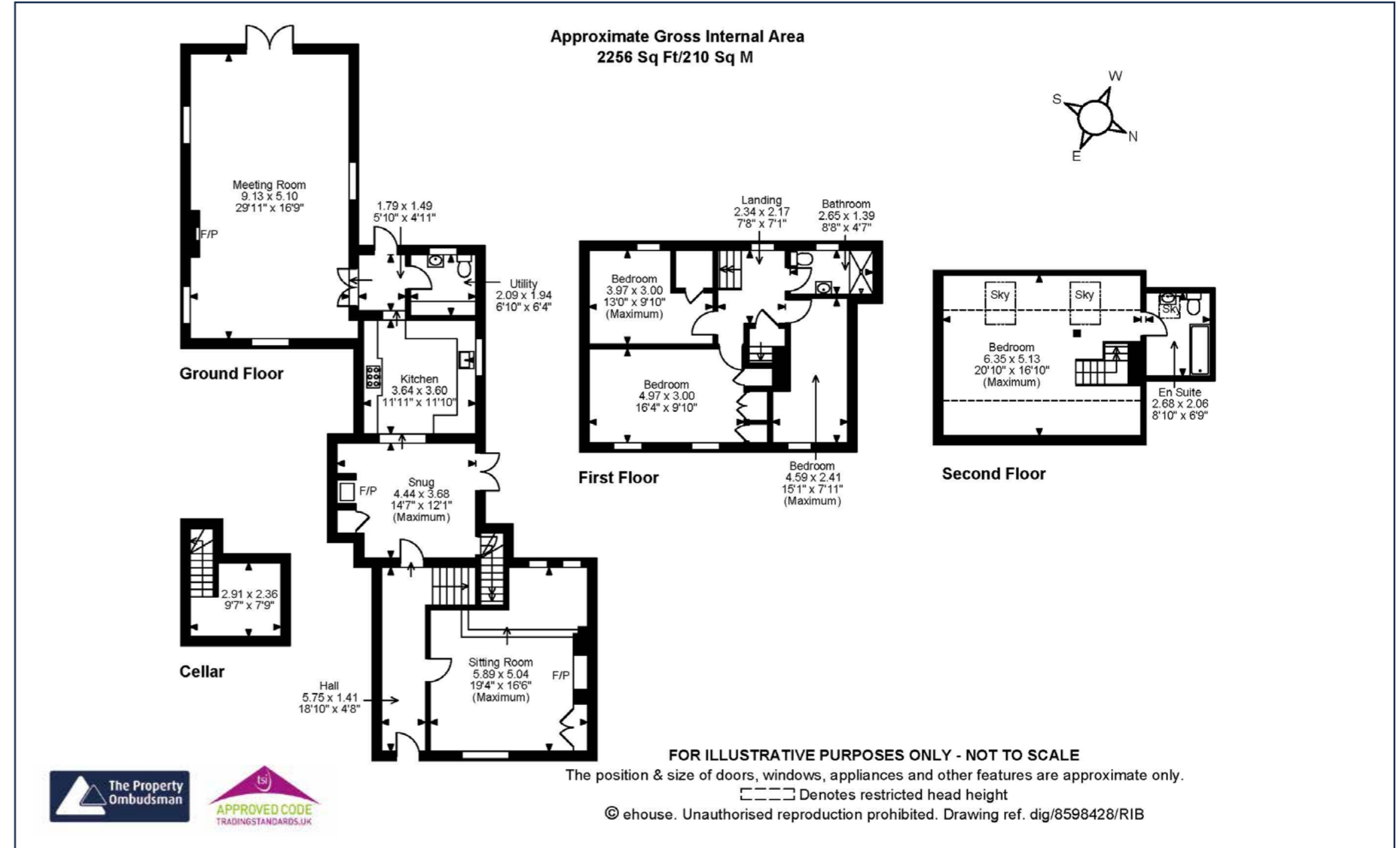
On the first floor are two good sized double bedrooms, both with built in cupboards and exposed beams. The three piece family bathroom is tiled in a neutral palette with a walk in shower and a lovely blue glass counter top basin. The third bedroom is a small double and would make a perfect child's bedroom, nursery or hobby room. Stairs lead up to the second floor where the en suite principal bedroom can be found. A spectacular vaulted double room with exposed beams, original elaborate crown-post and two skylights,, it is flooded with natural light and has wonderful views out over the historic roofscape of Needham Market. There is a three piece en suite bathroom with a bath with shower over. Part of the banister lifts out to expediate the removal and installation of furniture.

# LOCATION

There is a pretty paved courtyard, ideal for enjoying a morning coffee, al fresco dining or a barbecue with friends. The rest of the garden is mainly laid to law with a small brick patio to the rear of the meeting room. There is a mature yew tree, thought to be around 400 years old, and clever and thoughtful planting of shrubs, bushes and perennials which frame the lawn and give privacy. The garden has been planned with an eye to colour, texture and fragrance and is a delightfully welcoming space.

Located on the High Street as it is, the station and all the shops and facilities of Needham Market are on the doorstep. One can be in London Liverpool Street in under two hours, making this the ideal town for those who need to commute to work. The A14 is close by, historic Bury St Edmunds with its mix of independent shops, cafes and restaurants and lively cultural scene is just a short drive away and the beauties of Mid Suffolk are easily accessible. Simply filled with charm and period features, but transformed into a comfortable and contemporary living space, this historic house is in the perfect location.

Needham Market stands in the Gipping valley in Mid Suffolk, three miles southwest of Stowmarket, nineteen miles southeast of historic Bury St Edmunds and ten miles north of the county town (whose ITFC football team have just won promotion to the Premier League). The town became rich from the wool combing industry, allowing its wealthy merchants to build themselves fine houses along the High Street, many of which are Grade II listed. The fifteenth century Grade I listed St John the Baptist on the High Street is full of fascinating features including a hammerbeam roof. The Old Grammar School was constructed in the seventeenth century and there are many other beautiful old buildings. The entire High Street is a conservation area. For such a historic town, Needham Market is very much of the twenty first century, with regular fast trains running into London Liverpool Street from the station and with good access to the A14 which loops around the east of the town. It has a primary school, four pubs, a dentist and doctor's surgery, a number of takeaways, a pharmacy and a veterinary practice. Needham Lake and Alder Carr Farm are just up the road and the whole town is surrounded by beautiful walks.



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