



Pie Hatch
Buxhall, Suffolk

**DAVID
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Pie Hatch, Brettenham Road, Buxhall, Stowmarket, Suffolk, IP14 3DZ

Buxhall is a beautiful rural village with a parish Church, public house, village hall and recreation ground with children's play area. The rural coffee van has regular visits and the village hall are host to a number of events and activities including quizzes, bingo and Buxhall W I. The village is located about 3 miles from Stowmarket with a wide range of facilities and commuter rail link into London's Liverpool Street. The Cathedral town of Bury St Edmunds with an excellent range of amenities and facilities is situated about 17 miles and accessed via the A14 with links to the Midlands and M11.

A stunningly refurbished six bedroom (four en-suite) detached Grade II listed farmhouse, formally associated with Pie Hatch Farm and enjoying an attractive aspect with views across open farmland, located between the sought after Suffolk parishes of Buxhall and Brettenham. Enjoying approximately 4,000sq ft of high specification, recently refurbished accommodation of impressive standing offering an aspect across its own grounds from all four elevations and set within a total plot size of approximately 0.5 acres. Arranged via three distinctive ground floor reception rooms, the property retains a host of original features including an array of exposed timber and stud work, an inglenook fireplace, doors complete with suffolk latches and a clay tiled roofline. Notable enhancements and improvements made by the current owners include a marble quartz topped, open plan kitchen/dining room, increased insulation qualities, oak internal doors, timber framed double glazed windows and bi-folding doors, a replacement heating system, high specification en-suite facilities across six bedrooms arranged via the ground and first floor. Further benefits to the property include ample private parking via a driveway and defined parking area and established, well-screened gardens enveloping the property with a south east facing terrace, multiple garden areas and views to the front and side elevations across adjacent farmland.

A six bedroom (four en-suite) detached Grade II listed farmhouse formally associated with the adjacent Pie Hatch Farm, offering 4,000sq ft of recently refurbished, high specification accommodation. Further benefits to the property include ample private parking, gardens enveloping the property with a total plot size of approximately 0.5 acres and views to front and side aspects with views across adjacent farmland.

Oak door with double glazed panelled surround opening to:

ENTRANCE HALL: 8' 7" x 3' 8" (2.62m x 1.14m) With engineered oak flooring, fitted unit opening to a base level storage area and coat hooks. Exposed timber crossbeam and opening to:

INNER HALL: 43' 8" x 9' 2" (13.33m x 2.81m) Providing a linear aspect with triple casement window range affording a direct aspect across the rear gardens with stripped engineered flooring throughout, exposed wall and ceiling timbers, feature brickwork and oak staircase rising to the first floor. Half height panel glazed door opening to rear terrace and further period door with latch to recessed cloaks storage. Further door with suffolk latch opening to:

SITTING ROOM: 24' 8" x 12' 2" (7.52m x 3.70m) With window ranges to front affording views across the front gardens and unspoilt aspect across adjacent farmland. The focal point of the room is a brick inglenook fireplace with oak

bressummer beam over, exposed hearth and inset wood burning stove. Fitted corner storage units, exposed wall and ceiling timbers, in addition to brick work to side providing an open fronted log storage area.

BAR: 19' 2" x 9' 3" (5.84m x 2.81m) A versatile room forming part of the entertaining wing of the property with a wealth of exposed wall and ceiling timbers and affording a dual aspect with window range to front and rear. A patterned topped bar with oak struts below and ample fitted base level storage is available via separate negotiation. Exposed brick work. Opening to:

GAMES ROOM: 23' 3" x 13' 7" (7.08m x 4.14m) Set beneath a vaulted roofline and affording a triple aspect with timber framed, double glazed casement window range to front, double doors to side and further panel glazed door to rear. Currently utilised as a games room with exposed crossbeams, aspect across the rear gardens and incorporating views to front across adjacent farmland.

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KITCHEN/DINING ROOM: 24' 4" x 17' 4" (7.42m x 5.28m) + 11' 2" x 10' 9" (3.42m x 3.29m) A hugely distinctive focal point, presented to an excellent standard with a range of solid wood shaker style base and part glass fronted wall units with marbled quartz preparation surfaces over and upstands above. The kitchen is further enhanced by a marble quartz topped central island with extensive range of oak lined, soft close bespoke shaker style units with central waste disposal unit, deep fill pan drawers and oak lined knife and cutlery drawers. Fitted appliances include two Neff ovens with a five-ring induction hob over, Lica extraction hood above and space for an AEG full height fridge and freezer. Two full height larder units, a cooper patterned sink unit with mixer tap over and casement window range to side and rear. Further fitted appliances include an additional waste unit and two dishwashers. The dining area is characterised by an open fireplace with stone hearth, wood burning stove with grill above and oak bressummer beam and mantle over. Further marble quartz topped unit with Franke sink unit, mixer tap over and range of solid wood wall units above. Casement window range to side, LED spotlights and timber framed, double glazed bi-folding doors opening to the side terrace and gardens beyond.

UTILITY ROOM: 11' 6" x 9' 3" (3.51m x 2.81m) Fitted with a matching range of shaker style base and wall units with slate effect preparation surfaces over and upstands above. Space for appliances include a washing machine and dryer, oak door opening to store room housing pressurised water cylinder. Casement window to side affording views across the gardens and doors opening to store room housing oil fired boiler.

STUDY: 13' 3" x 9' 3" (4.04m x 2.82m) Enjoying a tucked away position with timber framed, double glazed casement window to side affording views across the gardens and farmland beyond, space for a fitted oak desk and stripped wood effect flooring.

CLOAKROOM: 6' 4" x 3' 8" (1.94m x 1.14m) Fitted with ceramic WC, cooper style patterned wash hand basin within a solid wood surface with mixer tap above and patterned tiling over. Obscured glass casement window to side.

BEDROOM 4 (accessed via kitchen/dining room): 12' 1" x 10' 7" (3.69m x 3.23m) Ideally placed for guest accommodation with casement window range to side affording an aspect across the gardens. Exposed wall timber and door to:

EN-SUITE SHOWER ROOM: 12' 2" x 5' 9" (3.71m x 1.76m) Principally tiled and fitted with ceramic WC, pedestal wash hand basin and fully tiled separately screened shower unit with Mira shower attachment. Wall mounted heated towel radiator and obscured glass casement window to side.

First floor

LANDING: An expansive landing space affording a dual aspect with velux window range to front and rear elevations, further casement window affording an elevated aspect across the rear gardens and range of exposed wall timbers. Hatch to loft and step up and oak door opening to:

BEDROOM 1: 20' 7" x 13' 8" (6.27m x 4.17m) Positioned in the southern wing of the property with rarely seen timber crossbeam arrangements, set beneath a pitched roofline, central chimney breast and bespoke fitted wardrobes across a single wall with oak lining and soft close units. Step down to corner recess with useful eaves storage space and casement window affording views across the gardens.

EN-SUITE BATHROOM: 13' 4" x 10' 9" (4.06m x 3.28m) Set beneath a vaulted roofline and enjoying a distinctive finish with twin polished stone wash hand basins with mixer tap above, recessed mirrors with framing, sensor lighting and fitted base unit. Free standing bath with mounted shower attachment, double width, fully tiled shower with exposed timber crossbeam over, mounted shower attachment and separate handheld shower attachment.

Curved oak door on a roller wheel opening to WC with fully tiled wall and exposed timber crossbeam.

BEDROOM 2: 16' 6" x 12' 0" (5.03m x 3.65m) With timber framed casement window range affording views across the gardens and farmland beyond, range of floating shelves, oak skirting and full height fitted wardrobe unit. Oak framed opening to:

EN-SUITE SHOWER ROOM: 8' 8" x 4' 4" (2.65m x 1.32m) Fitted with ceramic WC, oval wash hand basin within a slate effect topped unit, fully tiled

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separately screened shower with mounted and handheld shower attachment. LED spotlights and wall mounted heated towel radiator. Velux window to side.

BEDROOM 3: 17' 0" x 14' 6" (5.19m x 4.43m) Affording a dual aspect with casement window range to side, oak frame opening to:

EN-SUITE SHOWER ROOM: 6' 8" x 4' 10" (2.04m x 1.48m) Fitted with ceramic WC, pedestal wash hand basin and fully tiled separately screened shower with mounted shower attachment.

BEDROOM 5: 21' 4" x 10' 3" (6.49m x 3.12m) Currently utilised as a guest bedroom with casement window to side affording views across the gardens and farmland beyond. Full height fitted wardrobe units with attached hanging rail and useful shelving.

BEDROOM 6: 12' 3" x 8' 11" (3.74m x 2.73m) With casement window range to front, recess to front and fitted wardrobe.

FAMILY BATHROOM: 8' 8" x 7' 4" (2.68m x 2.24m) With half height patterned tiling and fitted with ceramic WC, speckled quartz topped unit with oval wash hand basin with mixer tap above and oak base unit. Free standing bath with claw feet, separate shower attachment, wall mounted heated towel radiator, LVT flooring and velux window to side.

Outside

Enjoying a rural aspect on a quiet lane with considerable aesthetic appeal, set behind an exposed timber frame and clay roofline. A double width driveway is screened by laurel hedge line with parking for approximately five/six vehicles.

The gardens envelope the property with a chipped bed border, expansive lawn to side, raised beds and diverse border planting. Range of mature trees provide additional screening with a hot tub (available via separate negotiation), set on a raised area of decking.

The principal garden area enjoys a south easterly aspect, arranged via a rear terrace providing an ideal entertaining area, porcelain tiled finish and aspect

across the lawns beyond. A pergola and garden hut with heating system and providing a covered seating area are also available via separate negotiation, with the gardens further enhanced by hedge line border to front, laurel screening to side and range of established border planting. Further benefits include a timber framed external store tucked away to the rear of the gardens and an additional gated access to a further vehicular right of access.

TENURE: Freehold

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

EPC RATING: N/A. A copy of the energy performance certificate is available on request.

WHAT3WORDS: ///motion.hockey.causes

LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** G.

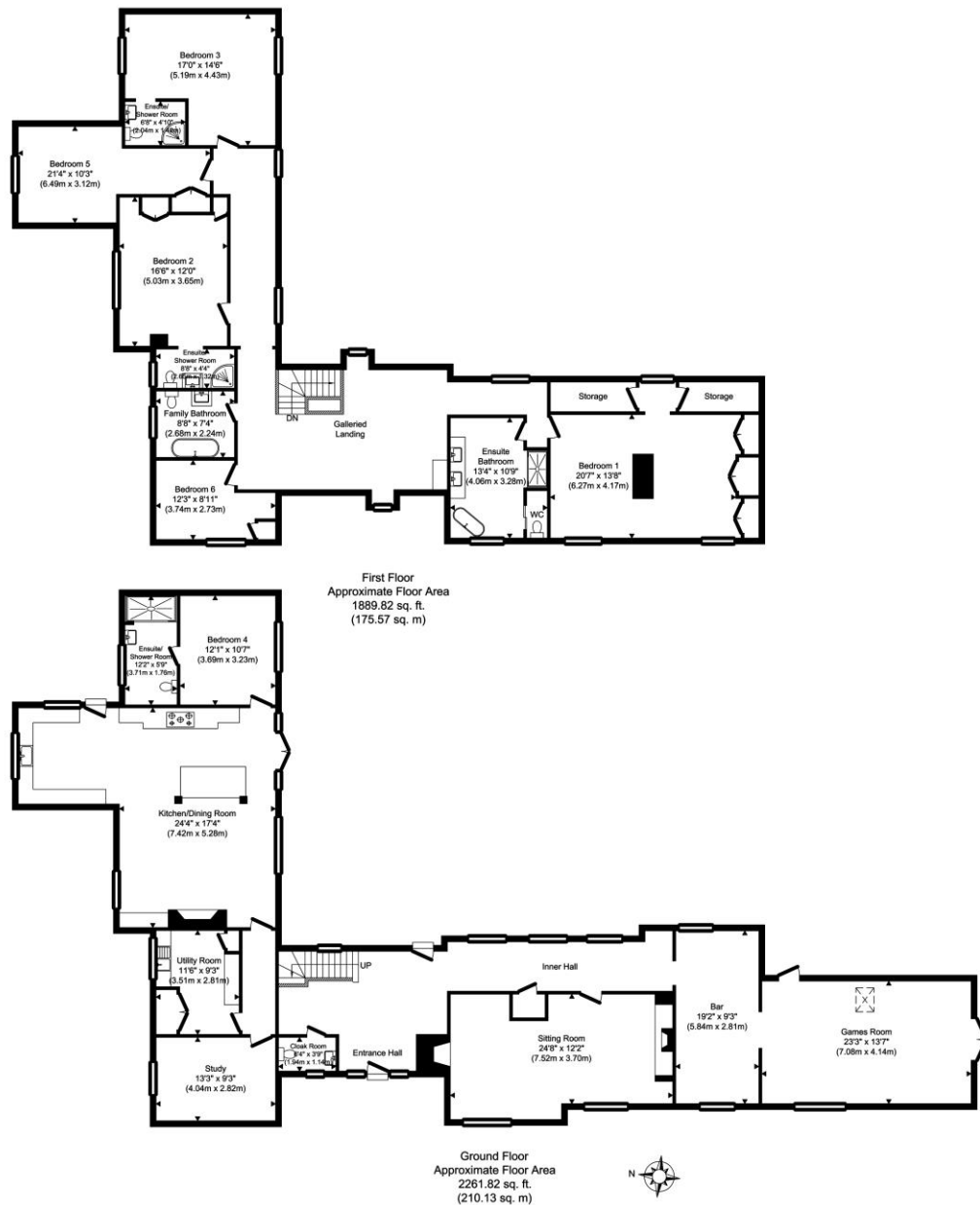
BROADBAND: Up to 1000 Mbps (Source Ofcom).

MOBILE COVERAGE: EE, Three and O2 (Source Ofcom).

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

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TOTAL APPROX. FLOOR AREA 4151.64 SQ.FT. (385.70 SQ.M.)
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