

EH

EXQUISITE  
HOME



*Centuries of History...*

The village of Westhorpe is eight miles north of Stowmarket and fifteen and a half miles from beautiful Bury St Edmunds. Steeped in history, Westhorpe Hall was the former seat of the Dukes of Suffolk. Henry VIII's sister, Mary, was married to the 1st Duke of Suffolk and died in the village. Another nearby manor house was the former seat of the de la Pole family. Very much tying in with its Tudor and medieval history is this enchanting Grade II listed thatched cottage, thought to have been built between four hundred and fifty to five hundred years ago, certainly when Henry VIII was on the throne of England. It has a twentieth century extension and is full of delightful period features, while being a comfortable and well planned out family home. The present owners bought it in 2014, attracted by its tranquil village location, good sized cottage garden, original staircase and beams and open fireplace. Since moving in, they have put in a new chimney and a new thatched ridge, had the main thatch combed and re-netted, repaired and restored the original front garden wall, built a workshop and garage, greenhouse, summerhouse and shed, added a pond, put in a new bathroom and fitted kitchen, added a utility room and redecorated. The front garden is protected by the original brick and flint wall and there is a pretty front lawn with a path leading to the front porch. To the right is a handsome and spacious cart lodge for parking plus a workshop. The front door opens into the absolutely delightful triple aspect sitting room with its exposed beams and ancient brick inglenook fireplace with oak bressumer beam and open fire. The door which leads to the staircase is thought to be even older than the house itself and the cottage stairs are the original ones, a most unusual and charming feature. Many happy family Christmases have been spent here, with this lovely room hosting several generations.

To the left is the dining room which also has a fireplace, now not used. This is the ideal space for more formal dining or parties, and if desired, could be used as an accessible ground floor bedroom. A shallow step leads up to the kitchen with its dove grey cabinets, white quartz worktops, double integrated electric oven, integrated dishwasher and induction hob. Open oak post and beam work gives a view through to the cosy breakfast room next door where the owners enjoy most of their meals. A smart and contemporary tiled shower room is ideal for the family or for guests and the ground floor accommodation is completed by the utility room with its second sink, plumbing for a washing machine and natural light pouring through the skylight.





### *Charming First Floor...*

The original wooden cottage staircase leads up from the sitting room on to the small landing by the exposed brickwork of the chimney breast. The principal bedroom has lovely oak exposed beams and benefits from a dressing room and an en suite cloakroom. Up in the thatch, this is a fairytale space, comfortable and light but with a huge amount of period charm. The second bedroom, also a double with exposed beams offers further convenient accommodation.

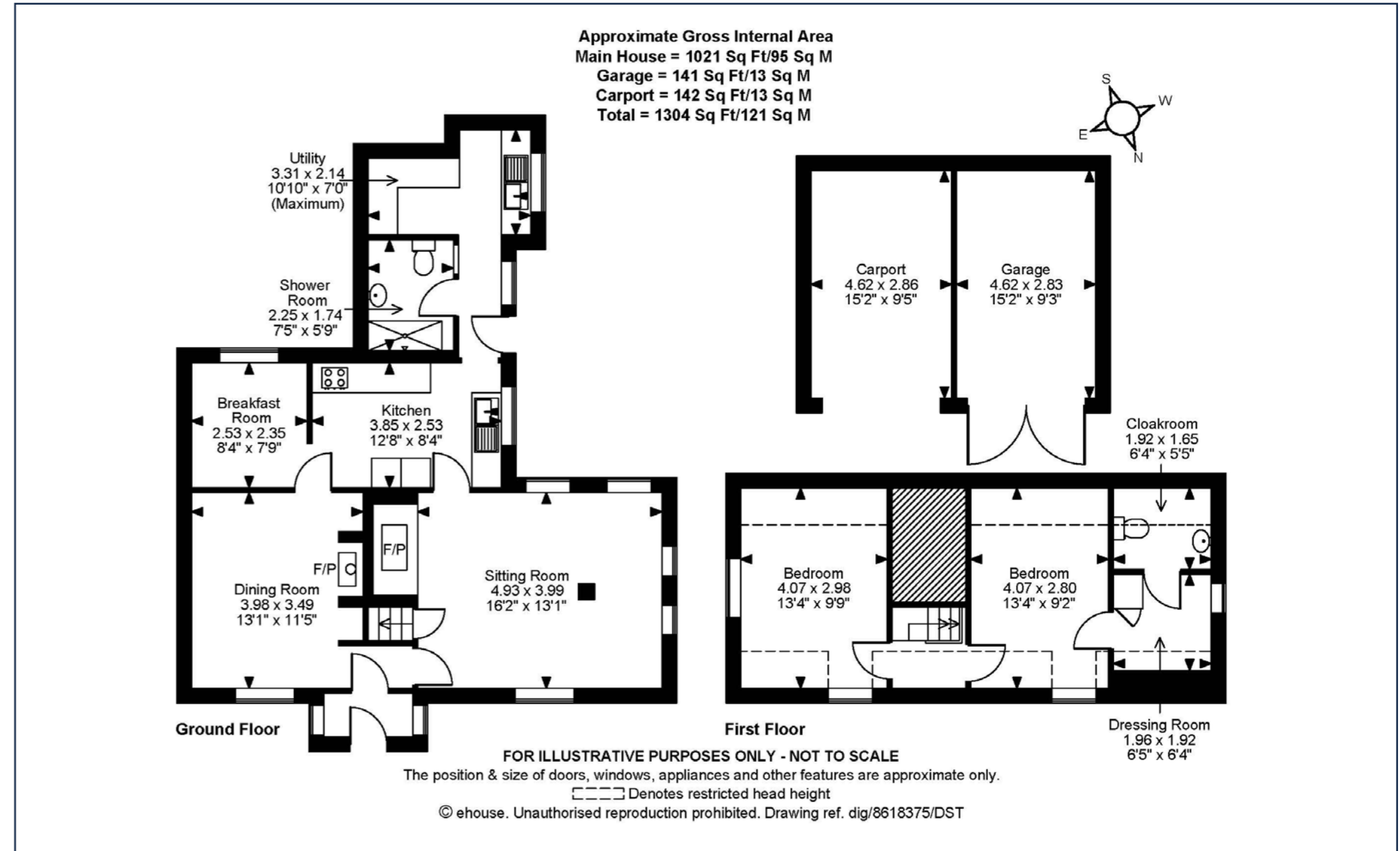


# LOCATION

Ancient thatched cottages often have small gardens, but this is certainly not the case with this property. To the rear of the house is a pretty little paved area, ideal for al fresco dining, barbecues, morning coffee or a glass of wine at the end of the day. There is a gravelled area with a pergola with a thriving grape vine trained over it. The rest of this part of the garden is laid to lawn and there is a walnut tree, fragrant roses, asters, clematis, honeysuckle scrambling up the side gate, dahlias and plenty of spring bulbs. The vegetable garden has three raised beds, one with established raspberry canes, a plum tree, Bramley apple and Golden Delicious. Two more honeysuckles climb over the summerhouse. With thoughtful planting, this is a delightful garden for flowers, fruit and vegetables and with more than enough space to relax and entertain.

Westhorpe itself has a brand new village hall with a packed programme of activities. Bacton, just under three miles away, has a village shop with Post Office and bakery, as well as a garage and doctor's surgery. There is also a new bus service from the village to Stowmarket and Bury St Edmunds. Peaceful, within easy reach of amenities and simply bursting with old world charm, this delightful cottage has completed its first half millennium and is looking to the second.

Mid Suffolk is a particularly beautiful part of the county, with green rolling pastures dotted with pretty villages, farms and woodland. Its principal towns, Stowmarket, Needham Market and Bury St Edmunds all have their own stations with regular fast trains into London Liverpool Street and the A14 and A134 connecting it up to other parts of the region. Ideal for those who need to commute to work, it also offers peaceful rural living with excellent amenities.



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