

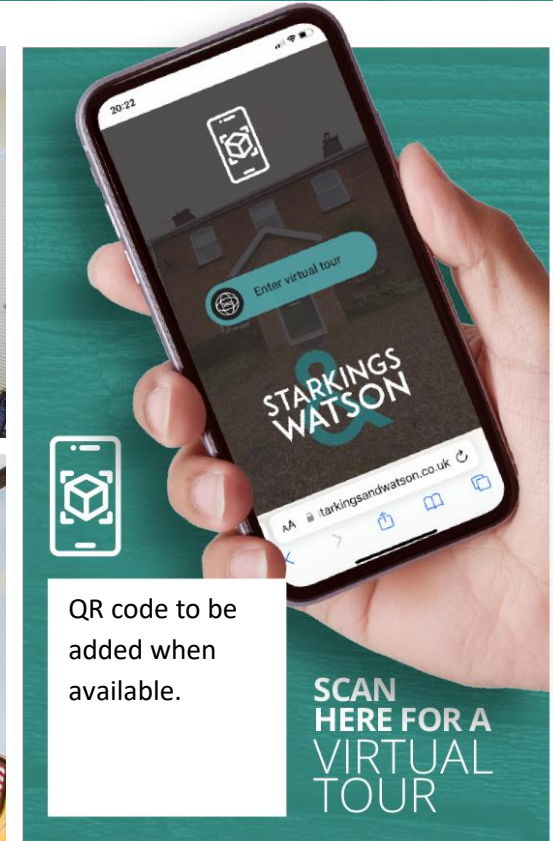
CHURCH STREET

**Stradbroke, Eye IP21 5HT**

Freehold | Energy Efficiency Rating : TBC

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**STARKINGS  
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- Grade II Listed Home
- Three Spacious Reception Rooms
- Bright Garden Room
- Convenient Shower Room
- Three Double Bedrooms
- Generous Sized Family Bathroom
- Cottage Style Garden
- Single Garage & Outbuildings

### IN SUMMARY

**VENDORS FOUND!** This **STUNNING GRADE II LISTED DOUBLE FRONTED HOME** is located in the historic village of Stradbroke. Part of the former Guildhall, this charming residence dates back to the 1400s. In 1547 Lord Wentworth of Mendlesham gave Town House to the parish of Stradbroke, part of which was used as a school room, and now rich in history and character. The property offers **THREE SPACIOUS RECEPTION ROOMS**, a bright garden room, well fitted kitchen and a convenient shower room. Upstairs, **THREE** generous **DOUBLE BEDROOMS** and a family bathroom complete the property. Complemented by a beautiful cottage style garden and a useful garage, a blend of historic elegance and modern living can be enjoyed throughout.

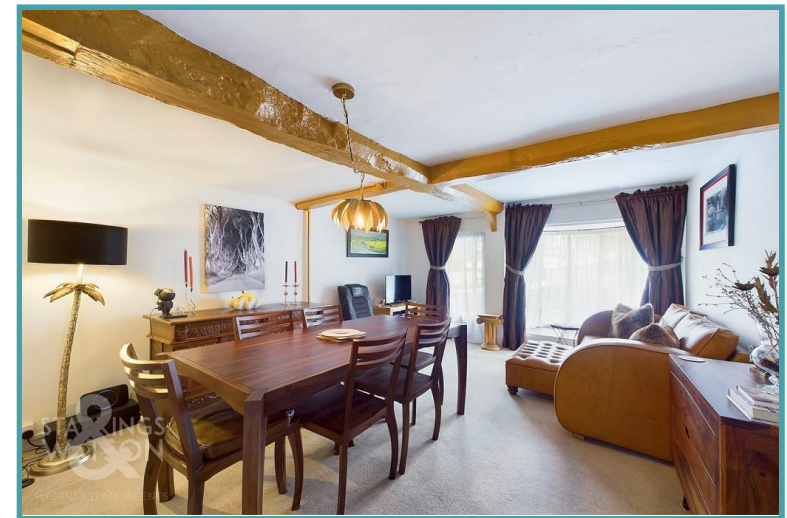
### SETTING THE SCENE

Situated along the historic streets of Stradbroke, this double fronted property offers a perfect blend of modern convenience and village charm. With its classic facade, the property sits proudly among a row of characterful homes, boasting on road parking and

side access to the gated rear garage and garden.

### THE GRAND TOUR

Stepping inside this beautiful Grade II listed double fronted property through the wooden front door, you are welcomed into a spacious entrance hall with soft carpeted flooring underfoot. From here you have access to three reception rooms and the stairs ahead that lead to the first floor. Entering the first reception room, you will find the solid wood flooring and the decorative log burner, framed by rustic brickwork and exposed beams running across the ceiling, giving the room a cosy historic charm. From here, you continue through a unique brick tunnel passageway that leads into the second reception room making this space perfect for hosting dinner parties or simply relaxing with a floor to ceiling bay window offering picturesque views of the village church across the street. Heading into the kitchen where tiled flooring is found, a central island with built in power serves as a focal point, and the traditional Rayburn stove both heats the property and serves as a cooking hub. In addition to the Rayburn, there is an integrated oven and induction hob, along with a convenient pantry cupboard for added storage. Moving into the third reception room you find a cosy space with carpeted flooring and a wood burning stove, ideal for quiet evenings in. From here you can access the boot room which features tiled flooring and access to the rear garden, leading to the sunroom. The sunroom is a bright and warm space with double glazed sliding doors opening out onto the cottage style rear garden. Upstairs you come to the landing, where original solid



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wood flooring flows through and provides access to the remaining rooms, A convenient WC is located as well. Two of the generously sized bedrooms feature original solid floorboards, while the third has carpeted flooring for added warmth. The family bathroom is a charming space, featuring vaulted ceilings, a three piece suite, and tiled splash backs, creating a relaxing atmosphere in which to unwind.

### THE GREAT OUTDOORS

This charming cottage garden is divided into two inviting sections. The front area features a laid to lawn bordered by matured shrubs and vibrant plants, leading to a waded patio perfect for al-fresco dining and entertaining. The back section features a wooden garage that has power and lighting along with two small brick built outbuildings and studio room ideal for a creative space or home office. This space has a large timber gate providing access to the front of the property.

### OUT & ABOUT

Stradbroke is a traditional rural village with excellent local facilities including public houses, bakery, butchers, post office, library, leisure centre and swimming pool, primary and secondary school, doctor's surgery and other local amenities. A wider range of shopping facilities are available in Harleston, approximately six miles away and Diss, which also boasts a mainline train station to London Liverpool Street via Ipswich with the journey taking approximately 90 minutes.

### FIND US

Postcode : IP21 5HT

What3Words : ///catchers.than.taken

### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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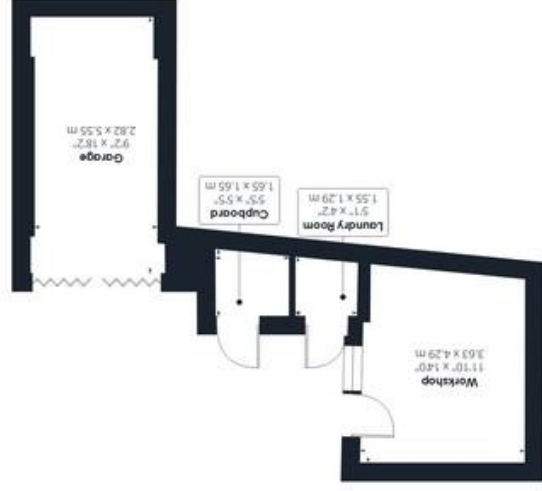
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**GIRAFFE 360**  
 Calculations are based on RICS IPMS 3C standard.  
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

**Approximate total area**  
 2169.14 ft<sup>2</sup>  
 201.52 m<sup>2</sup>

**Ground Floor Building 2**



**Ground Floor Building 1**



**Floor 1 Building 1**

