



DAVID
BURR

Thatchers House
Bower House Tye, Suffolk

Thatchers House, Bower House Tye, Polsted, CO6 5DD

Set in the rural hamlet of Polstead, on the Essex/Suffolk border within easy commute to Colchester, Thatchers House, offers a substantial and characterful family home blending retained period detail with later sympathetic additions.

The accommodation is approached via an entrance hall with staircase off, exposed tiled flooring and chamfered ceiling timbers, immediately setting the tone for the wealth of character features found throughout. The triple aspect sitting room is particularly impressive, enjoying leaded light casement windows to the front and rear elevations and oak framed double doors opening to the side. Set beneath an exposed timbered ceiling, the room is centred around a classically styled red brick fireplace with inset wood burning stove, complemented by useful fitted storage recesses and a door complete with Suffolk latch opening back to the entrance hall. The overall aspect is unspoilt, with attractive views across the enveloping gardens and grounds.

Further ground floor accommodation includes a cloakroom and boiler room, together with a well appointed utility room fitted with wood effect work surfaces, shaker style units, a ceramic single sink, space and plumbing for a washing machine and undercounter fridge, additional wall mounted cabinetry and LED spotlights.

A two storey rear extension, understood to have been completed during the 1960s, provides an elegant drawing room at ground level. This beautifully proportioned space features timber framed sash windows across the side and rear elevations with an integrated window seat, floor to ceiling bookshelves and a centrally positioned fireplace with inset wood burning stove, tiled hearth and stone surround. The outlook is across the landscaped rear terrace and established gardens, complete with border planting, a garden pond and an abundance of mature trees.

The dining room, finished with oak flooring, enjoys a dual aspect via a leaded light casement window to the front and timber framed sash window to the rear. Exposed timberwork and central ceiling timbers enhance the sense of period integrity, together with an impressive inglenook fireplace incorporating a wood burning stove, tiled hearth, red brick surround and oak mantel over. The dining room opens through to a handmade kitchen, comprehensively fitted with oak lined base units beneath part oak and part granite work surfaces, a full height pantry store and a Rangemaster Nexus four door oven with five ring ceramic hob and extraction above. Leaded light casement windows to the front and side elevations and LED spotlights complete the space.

Added in 2017, the garden room provides a striking contemporary addition, set beneath a zinc roofline and fitted with aluminium framed, panel glazed doors spanning the rear elevation. Finished with porcelain ceramic flooring with underfloor heating, two skylights and full wall flush storage solutions, the room offers direct access to the utility and seamless connection to the rear terrace.

- Substantial and characterful family home set in the rural hamlet of Polstead on the Essex/Suffolk border
- Approximately two acres of private grounds with landscaped gardens, mature trees and a garden pond
- Sweeping shingle driveway providing an attractive and secluded approach Wealth of retained period features including exposed timbers, leaded light casement windows and brick fireplaces
- Impressive triple aspect sitting room with wood burning stove and garden views
- Elegant drawing room within a two storey extension, featuring sash windows, fitted bookshelves and fireplace
- Further attic room and loft storage on the second floor

- Handmade kitchen fitted with oak lined cabinetry, granite work surfaces and Rangemaster Nexus four-door oven
- Contemporary garden room addition (2017) with zinc roofline, skylights and full height glazed doors to the terrace
- Five well proportioned bedrooms arranged across the first floor via two staircases
- Principal bedroom suite with en-suite shower room
- Large plot with sweeping countryside views
- Range of outbuildings including garaging, garden stores and a versatile garden studio suitable for home working
- Tennis lawn to the front gardens



At first floor level, five bedrooms are arranged via two separate staircases. The principal suite benefits from a tucked away en-suite shower room, while two further bedrooms are positioned within the front wing. A family bathroom serves this level. Within the 1960s extension, two additional bedrooms and a second bathroom are arranged, both bath and shower facilities enjoying elevated views across the surrounding grounds.

A further staircase rises to the second floor, where attic rooms and access to loft storage are provided. Across the first floor bedrooms, a wealth of retained period features remain evident, including exposed timberwork, brick fireplaces and far reaching, uninterrupted views over the enveloping countryside.

Externally, the property sits exceptionally well within its grounds of approximately two acres, approached via a sweeping shingle driveway bordered by established hedging, structured planting and a mix of fledgling and mature trees. The setting affords a high degree of privacy and seclusion, complemented by a productive vegetable garden and greenhouse. The house itself is set beneath a pitched clay tiled roofline with exposed timber framing, its architectural evolution evident through a series of distinctive yet sympathetic extension programmes over the years. An attractive entrance porch, set beneath a clay tiled canopy, provides a welcoming focal point to the principal elevation.

A comprehensive range of outbuildings enhances the overall offering, including garden stores, garaging and a versatile studio with aluminium framed glazing to the rear, enjoying garden views and offering potential for home working or ancillary leisure use. Together, the grounds and outbuildings combine to create a particularly well balanced country home of notable charm and flexibility.

TENURE: Freehold

SERVICES: Mains water and electricity are connected. oil fired heating. Private drainage, installed in 2017.

NOTE: None of these services have been tested by the agent.

EPC RATING: Not applicable. The property is listed and therefore exempt.

WHAT3WORDS: shifting. Forms.albums

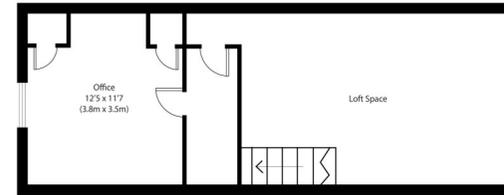
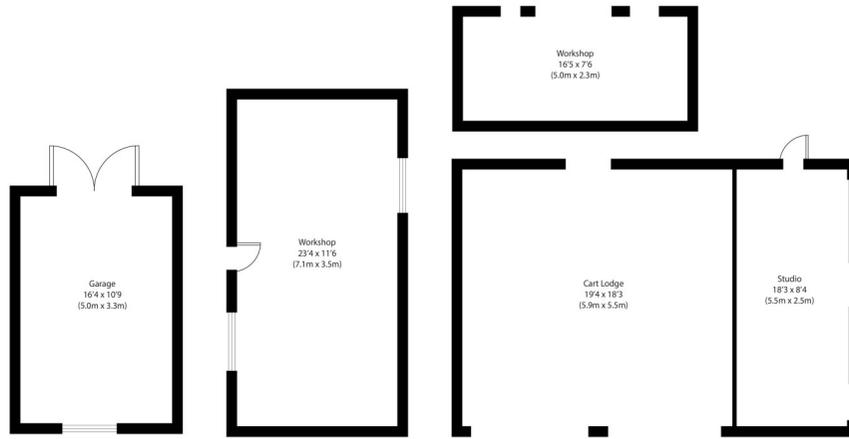
LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** G

VIEWING: Strictly by prior appointment only through DAVID BURR.

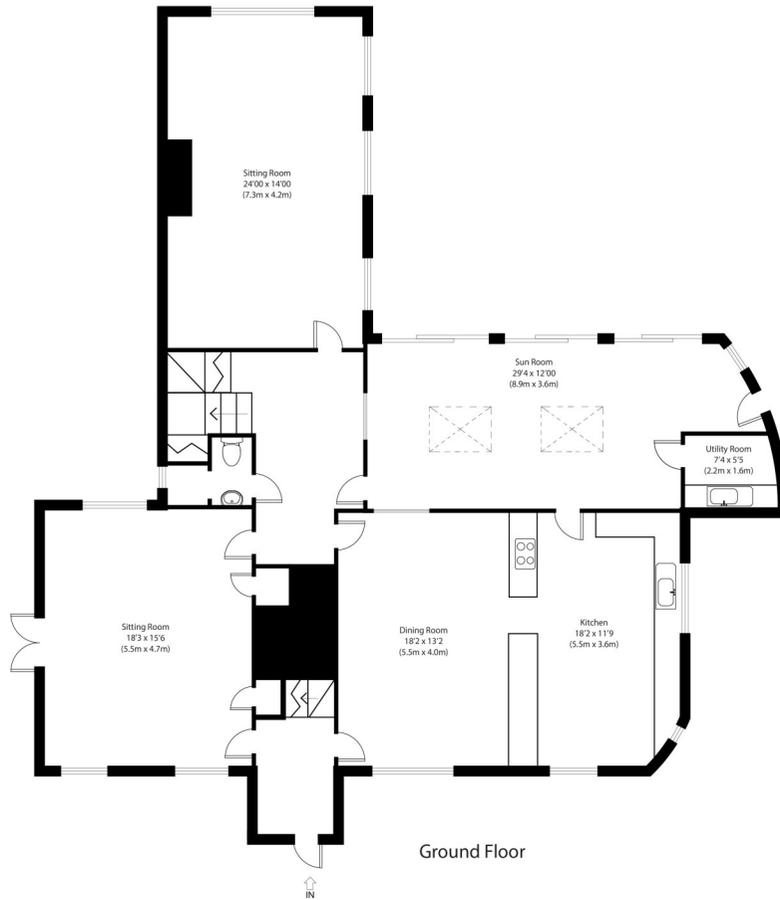
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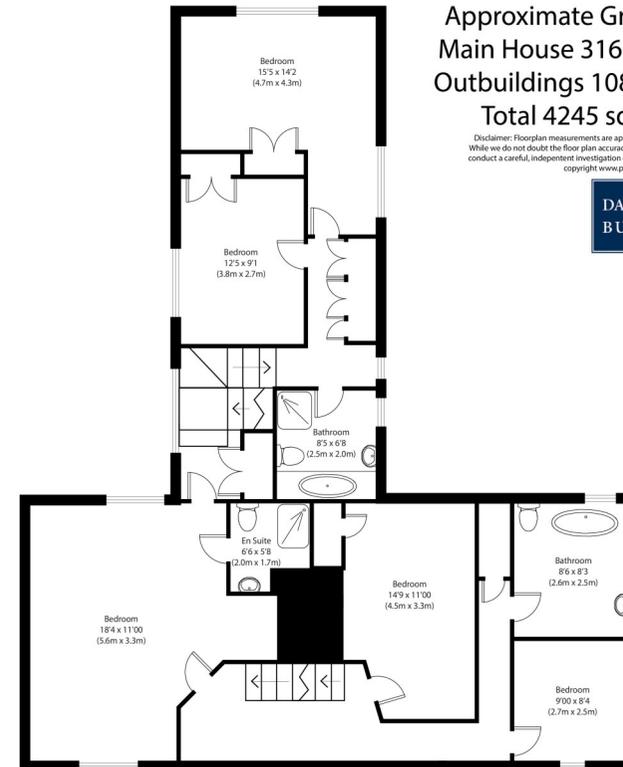




Second Floor



Ground Floor



First Floor

Approximate Gross Internal Area
Main House 3160 sq ft (294 sq m)
Outbuildings 1085 sq ft (101 sq m)
Total 4245 sq ft (394 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk



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