

A superb house with impressive outbuildings & beautifully landscaped gardens & grounds of 2 acres, set back from a small country lane.

Guide Price
£775,000 Freehold
Ref: P5806/C

Rowan House
Foals Green
Wilby
Suffolk
IP21 5LU



Hallway, drawing room, kitchen/dining room, utility room, cloakroom.

Three first floor bedrooms, en-suite shower room and bathroom.

Two second floor double bedrooms and cloakroom.

Fantastic garden room with kitchen and cloakroom, along with a triple garage with office above.

Summer house and further outbuildings.

Wonderful mature gardens with ponds.

Grounds in total extending to approximately 2 acres.

Contact Us



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Location

Rowan House lies approximately half a mile east of the village of Wilby in a wonderful, unspoilt, rural setting. The village itself has a primary school and an impressive church, and stands in the middle of rural Suffolk. The nearest larger village is Stradbroke, which is approximately 1½ miles from the property and this provides an excellent range of local facilities, including a well respected high school and primary school, a leisure centre with swimming pool and gym facilities, a community centre, a children's play area, convenience store, butcher, bakery, antique centre, library with Post Office, hairdresser, medical centre and two very good public houses. Laxfield, which is 4 miles away, has a first class small Co-op, as well as a hardware store/garage and two public houses, including the Kings Head, known locally as The Low House.

The historic market town of Framlingham, with its medieval castle, lies approximately 7 miles to the south and, together with Eye, which is 8 miles, and Diss, which is 12 miles and home to Tesco and Morrisons supermarkets, provide a full range of local facilities including excellent schools in both the state and private sectors. The A140 trunk road lies just beyond Eye and links to Norwich and the A14, which in turn accesses Cambridge and the Midlands. The county town of Ipswich lies approximately 23 miles from the property, and this has national stores and facilities. There are direct mainline rail services running regularly from Diss to London's Liverpool Street Station, the journey being scheduled to take approximately 90 minutes.

The area itself has an abundance of footpaths and is well known for its bird watching. The coast is approximately 21 miles away and has destinations such as Aldeburgh, Thorpeness, Dunwich and Southwold. Snape, with its internationally renowned concert hall, is approximately 18 miles away. There are a wide range of sailing and golfing opportunities in the area.

Description

Rowan House is a most appealing Grade II Listed dwelling, which is believed to date from the 1560s. It is thought to have been built for a wealthy merchant or yeoman farmer and, during the 1990s, it was sympathetically restored. Internally there is an abundance of impressive and historic exposed timbers, some of which show the original markings of when it was first built. The windows have carefully been replaced in a mullion style with double glazed lead lights. The house itself has been rendered and colourwashed and is under a straw thatch, which is to be re-ridged in the autumn. The house benefits from tall ceilings, particularly in the drawing room and kitchen/dining room.

In recent years there have been some highly impressive alterations, which include an oak framed glazed rear porch and the conversion of a former outbuilding into a most wonderful garden room. This is ideal for semi-alfresco dining with its oak framed bi-fold doors. Rowan House, as a whole, is presented in excellent order throughout, and the mature landscaped gardens make this really quite a magnificent property.



The Accommodation

The House

Ground Floor

A timber front door, flanked on both sides by high level west facing mullion windows, provides access to the

Hallway

Exposed beams and studwork, radiator, doors to the cloakroom, staircase, kitchen and

Drawing Room 17' x 14'5 (5.18m x 4.39m)

A beautifully proportioned dual aspect light room with mullion windows to the west and east overlooking the gardens. Inglenook fireplace with bressummer beam above, which is home to a wood burning stove on a tiled hearth. To one side of this is a built-in shelved cupboard. Exposed beams and narrow studwork. Radiator. Wall light points. A door opens to the



Study/Store 7' x 5'8 (2.13m x 1.73m)

East facing window overlooking the rear patio. Radiator. Fitted shelves. Exposed timbers and spotlights.

Doors from the hallway lead to the

Cloakroom

Comprising WC, pedestal hand wash basin with tiled splashback, radiator and spotlighting.

Kitchen/Dining Room 17' x 16' (5.18m x 4.88m)

An impressive room with a wealth of exposed beams. This again has much light pouring in from the west and east facing windows. Fitted with a range of high and low level wall units and with integrated Neff dishwasher. Roll edge work surface with one and a half bowl silica resin sink and mixer taps above. Inglenook fireplace, which is home to a Rangemaster stove with five ring bottled gas hob. Exposed brick flooring. Radiator. Spotlights. Doors open to a built-in shelved pantry and also an airing cupboard, which is home to an oil-fired boiler, modern hot water tank, pressuring tank, and slatted shelving.



A door from the kitchen opens to the

Utility Room 9'3 x 5' (2.82m x 1.52m)

Space and plumbing for a washing machine and fridge freezer. Brick flooring and understairs shelved recess. East facing window.

A further stable style door from the kitchen leads to the

Rear Porch

This beautiful recent addition to the house is of oak construction on a brick plinth under a peg tile roof. Glazing to the north, east and the south overlooking the rear garden. Tiled flooring and door to the exterior.

An oak doorway from the hallway leads to a staircase, which in turn leads up to the

First Floor

Landing

Historic internal mullion window, exposed timbers, west facing window overlooking the front garden and meadow. Radiator. Stairs to the second floor and doors off to

Bedroom One 16'8 x 14'3 (5.08m x 4.34m)

A large and impressive dual-aspect double bedroom with high ceiling. Mullion windows to the east and west enjoying fine views over the gardens and land beyond. Exposed beams and studwork. Wall light points. Radiator.



Bathroom

A spacious room with suite comprising bath with panelled surround, WC, large tiled shower cubicle and pedestal hand wash basin with tiled splashback. Fitted glazed shelf, mirror and strip light with shaver point. Spotlighting. Exposed beams. East facing window.

Bedroom Two 9' x 8'3 (2.74m x 2.51m)

East facing mullion window that enjoys wonderful views over the landscaped rear garden. Exposed beams and studwork. Radiator. Spotlighting. A door opens to an

En-suite Shower Room

Comprising WC, pedestal hand wash basin with tiled splashback, glass shelf and strip light with shaver point. Tiled shower cubicle. Ladder style electric towel radiator. Extractor fan. Exposed timbers.

Bedroom Three 12'2 x 8'3 (3.71m x 2.51m)

Currently used as a study, with west facing window overlooking the front garden, pond and meadow beyond. Exposed timbers. Radiator.

An historic oak door from the landing opens to stairs which lead up to the

Second Floor

Landing 12'6 x 11'7 (3.81m x 3.53m)

Vaulted ceiling with exposed beams. East facing dormer window enjoying lovely views over the rear garden. Exposed floorboards. Radiator. Doors lead off to

Bedroom Four 15'11 x 12'6 (4.85m x 3.81m)

A pretty double bedroom with vaulted ceiling, exposed beams and floorboards. West facing dormer window and further south facing window. Hand wash basin with overhead light and tiled splashback. Wall light points. Radiator.

Bedroom Five 12'6 x 12'5 (3.81m x 3.78m)

Again, this double bedroom has a vaulted ceiling with exposed beams and floorboards. It enjoys views to the west over the meadow and also to the north. Radiator.



A further door from the second floor landing leads to a

Cloakroom

Comprising WC and pedestal hand wash basin with tiled splashback.

The Garden Room 25' x 17'6 (7.62m x 5.33m)

Approached from the rear patio, this room takes full advantage of being part of the rear garden. The room was converted from an outbuilding and is of brick and timber frame construction under a pantile roof. It is glazed to the east and south and includes fully retracting oak framed bi-fold doors, which have integrated remote controlled electric blinds. Internally, the room has engineered oak flooring, wall mounted convector heaters and further west and north facing windows. In addition is a 3D Crosby and Brown projector screen. At one end is a kitchenette and a cloakroom.



Outside

The property is approached from the small lane via a tree-lined drive adjacent to which is the front meadow. A double five-bar gate leads to a shingle parking area providing ample space. To the front of the house is a garden which is laid to lawn and contains mature trees and shrubs. It is also bordered by a pond and, beyond this, the most lovely front meadow.



Close to the house is an assortment of outbuildings in addition to the garden room. The parking area leads to a triple garage of brick and block construction with weather boarded elevations under a pantile roof. This excellent structure has three garage doors to the front, a personnel door to one side and windows to the rear. Power and light are connected, as well as a generator connection point. To one side of the building is an external staircase, which leads up to an excellent office (25' x 17'6). At one end is a south facing window overlooking the garden.

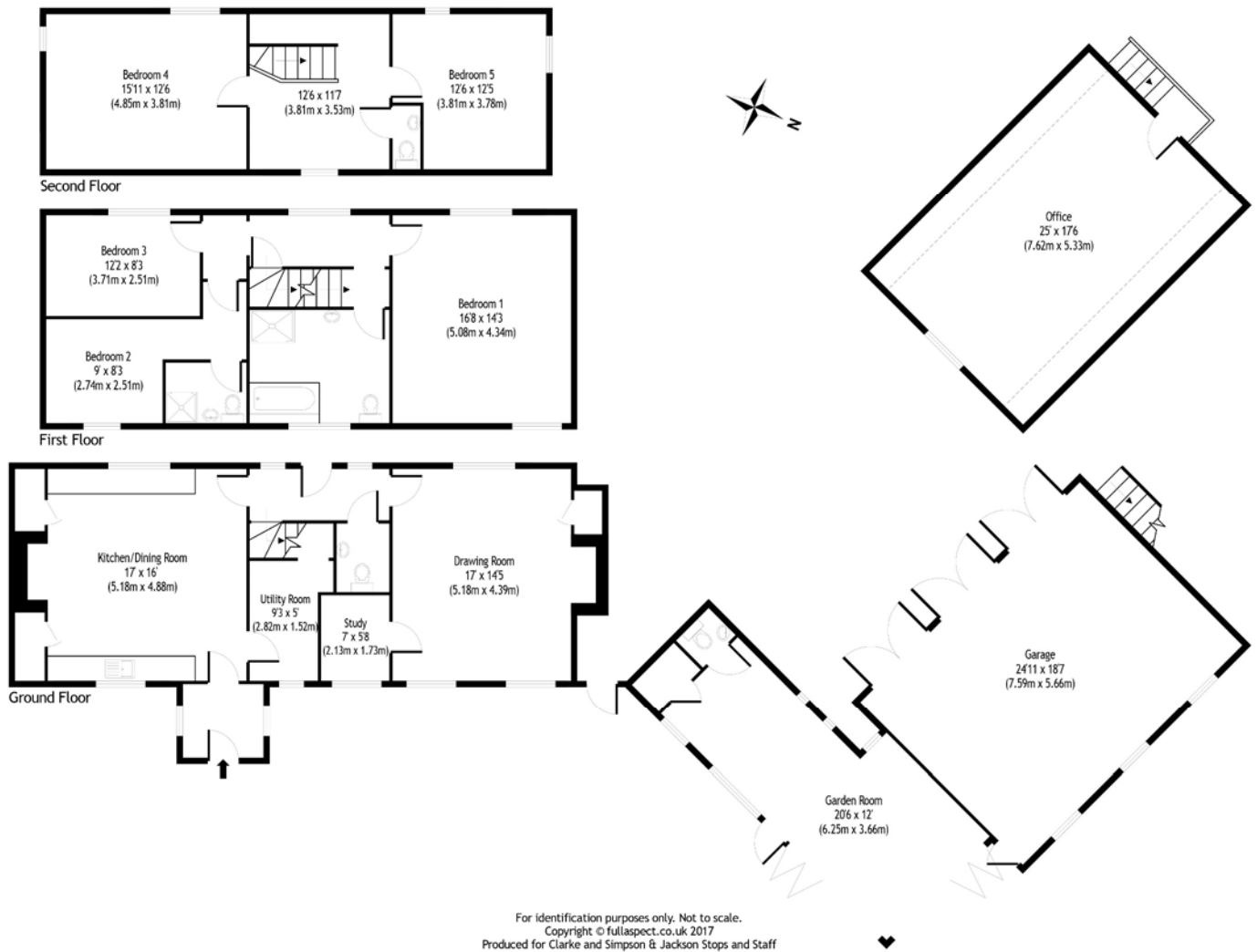
Abutting the rear of the house is an extensive sandstone patio, which is bordered by rose beds. This leads to the garden room, and steps lead down to the rear garden itself. This has been beautifully landscaped and, as well as extensive, professionally maintained lawns, there is a pond with fountain and a meandering wall which leads up to a second terrace, which is again laid to lawn, but includes well stocked beds with an automated watering system. The gardens include an abundance of fruit trees including apple, plum, pear and cherry. As well as a first class brick-built aviary, there is also a summer house. To the back of the rear garden is a large vegetable garden which is fully caged. In addition to these buildings is a potting shed, greenhouse and large lean-to wood store. The grounds in total extend to approximately 2 acres.







Rowan House, Wilby
Approx. Gross Internal Floor Area - 3228 Sq ft / 301 Sq M



Viewing Strictly by appointment with the agent.

Services Mains water and electricity. Oil fired central heating. Bottled gas for range cooker. Modern private drainage system.

Council Tax Band E; £1,894.31 payable per annum 2017/2018.

Local Authority Mid Suffolk District Council, Council Offices, High Street, Needham Market, Suffolk IP6 8DL; Tel 01449 724500.

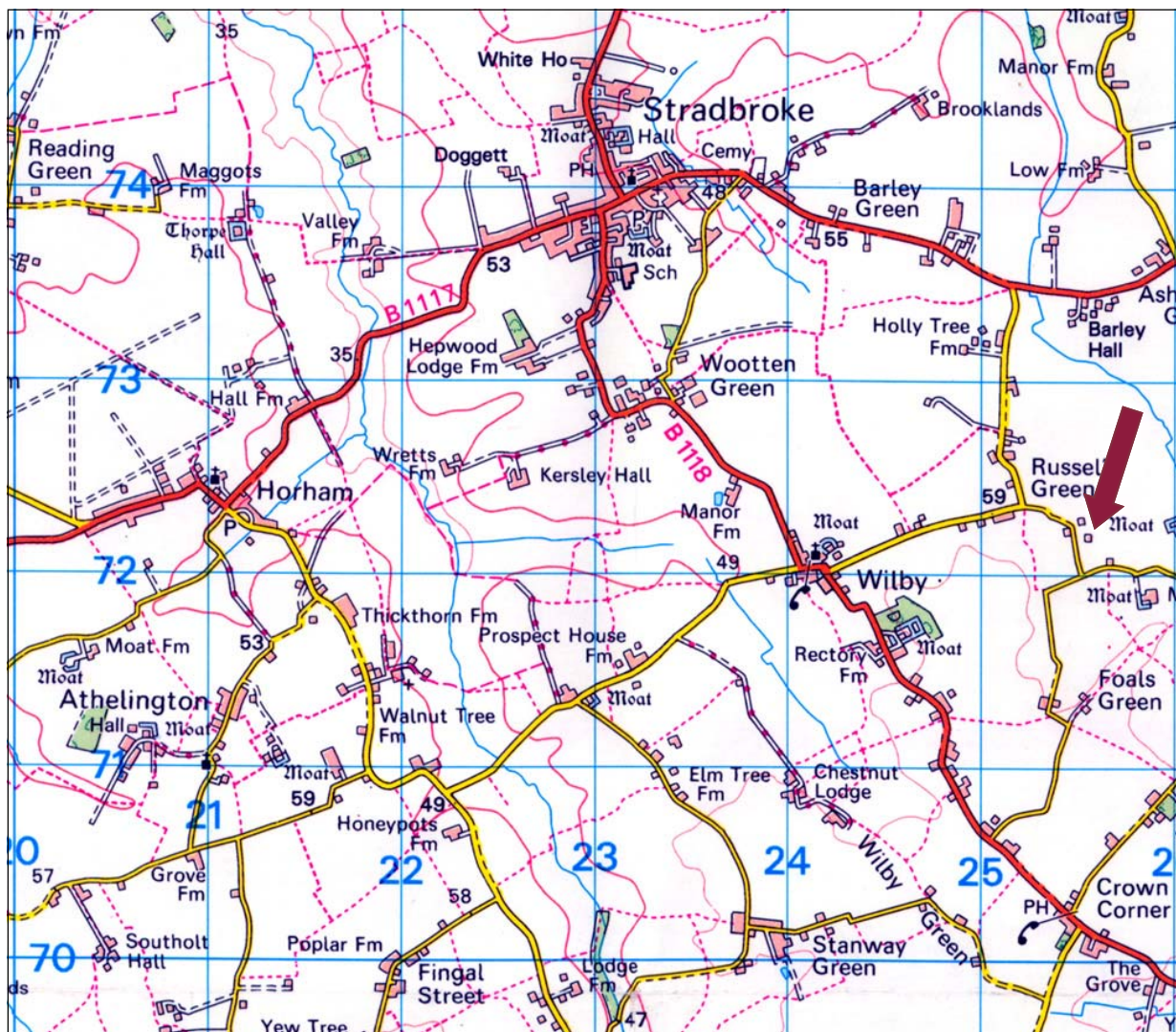
NOTE

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2. Full security system in place with state of the art CCTV.
3. Much of the contents is for sale by negotiation.

August 2017

Directions

From Framlingham, head in a northerly direction on the B1116 and, upon entering the T junction within Dennington, turn right onto the A1120 and then immediately left back onto the B1118. Proceed out of the village and after approximately 3 miles at the Z bends by the Les Cotton board, take the next turning on the left and then continue along this road for approximately 1 mile. Go past a pair of cottages and, after approximately 250 yards, Rowan House can be found on the right hand side set back from the lane. Please note the postcode is IP21 5LU.



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