



FINE  & COUNTRY

| Stable Cottages
Church Road | Great Finborough | Stowmarket | Suffolk | IP14 3DG



An exceptional detached single storey dwelling set in charming landscaped gardens in a lovely tucked away position in a quiet close backing onto the grounds of Finborough Hall.

- Three bedrooms and two bathrooms
- Sizeable living room and lovely conservatory
- Partly walled charming landscaped gardens
- Great views over the grounds of Finborough Hall
- Off road parking
- Useful brick outbuilding suitable for a variety of uses (STPP)

ABOUT THE PROPERTY

Number 1 Stable Cottages is a detached, single storey dwelling which was built in the late 1990's. The dwelling presents brick elevations under a tiled roof and enjoys a wonderful tucked away position in a small close of only 5 dwellings (many of which are conversions), backing onto the grounds of Finborough Hall. Originally the whole of this close was in the ownership of the hall and the outbuilding, which lies across the drive to the south, is one of the original buildings used by the gardeners at the hall.

There is also a lovely brick wall running along the southern side of the gardens to Number 1 Stable Cottages and the magnificent Wellingtonia Redwood Tree in the garden is similar to those in the parkland of Finborough Hall next door. The dwelling enjoys wonderful views over the grounds of Finborough Hall to the hall to the north. Finborough Hall is a glorious regency Hall which is currently run as an independent school and is rated excellent by the independent school inspectorate (ISI). Of interest, is the entrance to a tunnel which runs from just outside the western boundary of this dwelling and formally led underground all the way into the hall!

ABOUT THE AREA

Great Finborough is a highly regarded village with a strong sense of community. The Village has a primary school, public house (The Chestnut Horse) and a parish church. The A14 trunk road lies approximately 3 miles away and provides links to the east coast and the midlands. The nearby town of Stowmarket (approximately 2.5 miles away) offers a wide range of facilities and amenities

including a main line rail link to London's Liverpool Street Station with an approximate journey time of 1 hour 20 minutes.

DIRECTIONS

Take the B1115 off the A14 and proceed into Stowmarket. Continue through Stowmarket on the B1115 into Great Finborough. Just past Finborough School, turn right at the cross roads into Church Road. Continue past St Andrews Close (on the right hand side) and then bear right where the property will be found on the left hand side.

SERVICES

We are advised by the vendors that mains water, electricity and drainage are connected to the property. The property is served by oil fired central heating.

COUNCIL TAX

Mid Suffolk District Council – Band E



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THE ACCOMMODATION WITH APPROXIMATE ROOM SIZES

- **RECEPTION HALL (South)** – 9'9 x 5'5
- **LIVING ROOM (S, W)** – 22'3 x 16'5
The focal point of the room is an electric fireplace surround and mantel. There are glazed external doors to the west.
- **KITCHEN (North into the conservatory)** – 9'8 x 10'6
Fitted with a range of shaker style wall and base units, appliances include a ceramic hob with extractor over and a John Lewis double oven. The kitchens open into:
- **UTILITY ROOM** – 4' x 6'9 to the cupboard housing the oil fired boiler.
There is a plumbing for a washing machine and a dishwasher.
- **CONSERVATORY (N,W)** – 16' x 7'9
Of UPVC double glazed construction under a poly carbonate roof. There are external doors to the west. The conservatory enjoys great views over the grounds to Finborough Hall.

There are glazed doors from the conservatory into the master bedroom.

- **INNER HALL** – with access to loft point.
- **MASTER BEDROOM (N)** – 16'4 x 9'10 plus recess with built in wardrobe cupboards.
The master bedroom benefits from a fitted wardrobe cupboard and glazed doors to the conservatory.
- **EN-SUITE SHOWER ROOM (E, Velux)** – 5'10 x 5'1
Fitted with a three piece suite comprising shower, pedestal wash basin and low level WC.
- **FAMILY BATHROOM (E, Velux)** – 8'3 x 5'1
Fitted with a three piece white suite comprising panel bath with shower attachment over, low level WC & pedestal wash basin.
- **BEDROOM TWO (S)** – 9'2 x 11'2
This room looks out over the front garden.
- **BEDROOM THREE (S)** – 6'10 x 9'4
This bedroom is at present used as a study.

Outside

The property is approached by a gravel drive which leads to wrought iron gates and the brick wall to the south of the dwelling which gives access to a parking area which is suitable for a caravan or a boat. There is an additional allocated parking space a little further on.

Across the drive to the south, is the:

'Lean-to' brick and slate outbuilding - 31'6 x 7'9 with four northerly facing windows, power and light connected and a lovely old brick floor.

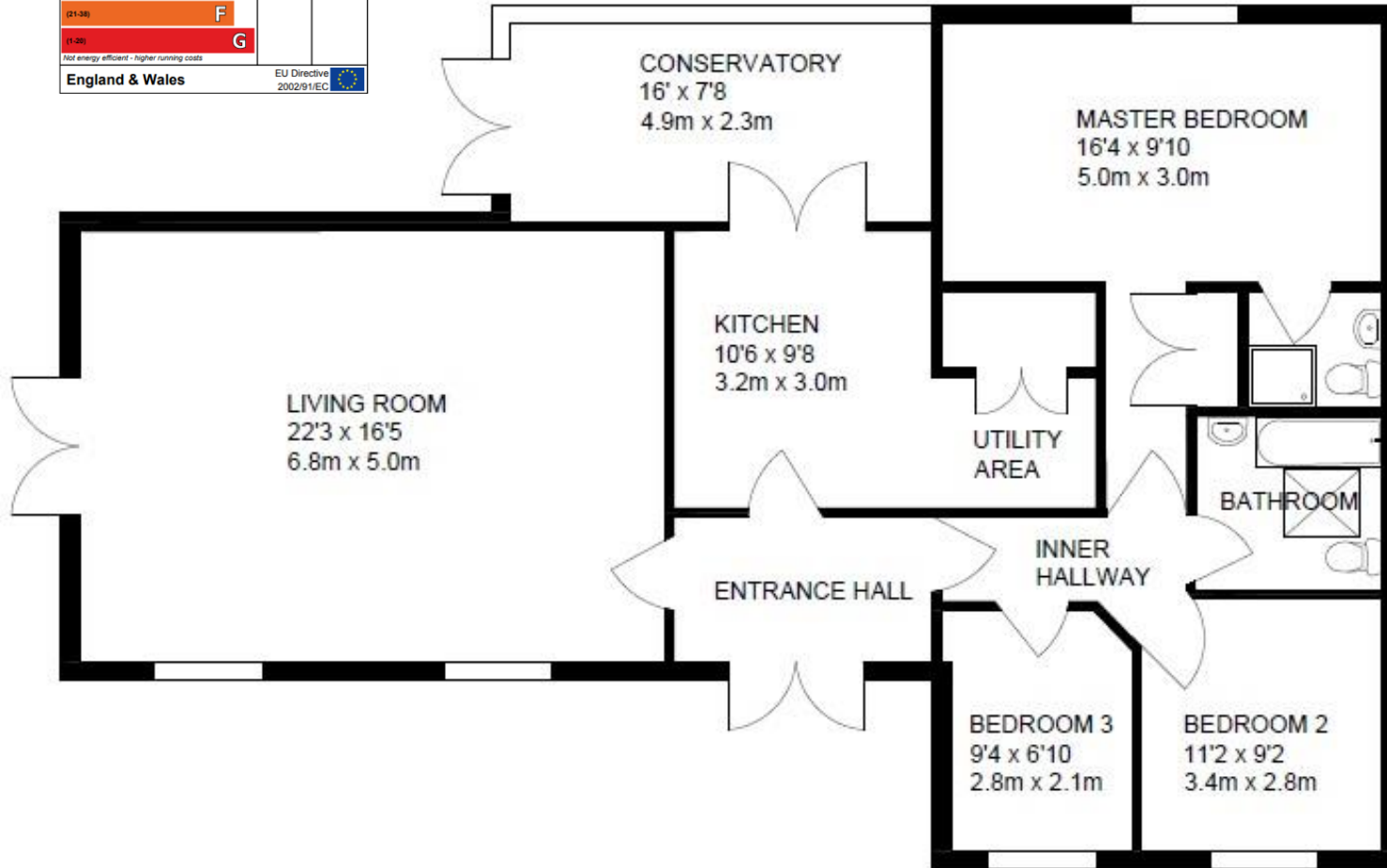
Inside the lovely wall which borders the drive, there are well maintained landscaped gardens comprising a lawn, and very well stocked flower beds and shrubberies. There are also some beautiful mature trees in this area including the Wellingtonia, a Yew & Home Oak. Immediately to the west of the dwelling is another terrace and a gravelled area which in turn leads around to the north of the property where there is a smaller terrace outside the conservatory. The gardens and grounds are enclosed by a wall to the south and fencing and hedging. There are great views from the rear of the property over the gardens and grounds to Finborough Hall (see photograph below).







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(54-68)	D	61	65
(39-53)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	





Tel: 01394 446007

Fine & Country Ipswich & Woodbridge

28 Church Street, Woodbridge, Suffolk, IP12 1DH

ipswich@fineandcountry.com

woodbridge@fineandcountry.com

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