



A Charming Presence
Mendlesham | Stowmarket | Suffolk

EH
EXQUISITE HOME

A CHARMING PRESENCE

An extraordinary opportunity to own a piece of English history awaits in this Grade II listed seven-bedroom farmhouse located in the idyllic mid-Suffolk village of Mendlesham. The property has been lovingly and carefully updated by the current owners, who have undertaken a programme of restoration at the property which has seen the house fitted with new windows, electric wiring, plumbing and heating. Having been originally drawn to the property for its historical merits, the current owners have ensured that the breathtaking historical features throughout the property have been carefully maintained and that they now blend seamlessly into a house which has been, in their words, “a most lovely family home” that has allowed them to enjoy the character and history of an older house without sacrificing the space and functionality often desired in a newer home.*









The approach to this magnificent period property is grand and elegant, with a large shingled path circling around a lawn area to the front of the house and beautiful wisteria vines growing above most of the windows on the ground floor. On entering the property, a historic staircase winds up to the first floor bedrooms, and to the right of the entrance hall is the large drawing room. This room is surprisingly light and spacious considering the age of the property, and boasts a wealth of exposed beams, wooden flooring and a grand inglenook with open fireplace and paintings above the fireplace which date from the late medieval period when the property was first constructed. Though the room is spacious and grand, it is also full of cosy charm and the current owners often find themselves relaxing here at the end of a busy day. "It's just beautiful at Christmas," they add, "with plenty of space for all the family to enjoy and the room looks magical with all the Christmas lights up". A small study is accessed via this room and enjoys views out to the rear garden. Back across the entrance hall is the dining room, which also boasts a wealth of exposed timbers and also features another large inglenook fireplace with an inset wood burner. There is generous space for a grand dining table and a large window to the front elevation allows a wealth of natural light into this room; and as the aspect is south-facing, this room will enjoy sunlight throughout the day. To the rear of the dining room is a small arched hallway which leads to a smaller sitting room which occupies an extension to the original property believed to date from the 19th century. The sitting room is bright and - like the rest of the house - enjoys a wealth of character features, including a fireplace and sash windows. Also accessed via the dining room is a staircase which leads down to a useful cellar, and a rear door which leads to the rear courtyard. A second study is located next to the dining room, and a small hallway leads to the charming farmhouse kitchen. With large windows to both the front and rear of the property, this kitchen is bright and airy, and includes a range of cupboards with plenty of workspace. A working Aga sits within what would have originally been a fireplace, and there is space next to the Aga for a more conventional modern cooker. The kitchen is large enough for a breakfast table, and also features a second staircase which leads to the upper floors. Accessed via the kitchen is a small utility room with pantry and space for the traditional white goods.

Steeped In History

Six of the property's seven bedrooms are located on the first floor. The two bedrooms in the western wing both enjoy private en-suite bathrooms which have been updated by the current owners. There is a spacious bedroom in the 19th century addition together with a modern family bathroom. The largest room on this level is a versatile space which could be utilised as a bedroom or indeed as an upstairs lounge or playroom. This fabulous room enjoys windows to the front and rear aspects, and the current owners took advantage of the unusual pitched roof and installed glass panelling in the ceiling to reflect natural light throughout the room. The space is full of period charm, with paintings on the wall and above the fireplace which originate from the 16th or 17th century. A smaller single bedroom sits next to the principle room, which could be used as a stylish dressing room with plenty of space for wardrobes and a beautiful brick fireplace as a focal point. The final bedroom on this level is perhaps one of the most spectacular rooms in the house. It is a good-sized double with plenty of exposed beams and detailed medieval wall paintings. The current owner has a background in archaeology and advises that the wall paintings include verses from the bible. The wall paintings also show the initials R.K. Which probably refer to a Richard Kybyll who may have been the original builder of the house in the late 15th century. All of the medieval wall paintings were restored by English Heritage and the owners have enjoyed occasionally inviting researchers in to admire and study the extensive period details on offer



in this property. The original stair hall leads to a second floor, most of which is given over to storage but also includes a further large bedroom in the eaves which is currently set up as a generous twin room.

The gardens and grounds of this property extend to over 2.5 acres and offer a wealth of space to enjoy the countryside position as well as multiple investment opportunities. Immediately surrounding the house are the more formal gardens, with a large, flat lawn area to the right of the property, perfect for a game of football or tennis, also with a small terrace area overlooking the lawn making this an ideal spot for the family to enjoy time together. Further to the south of the circular lawn area is a more formal garden arrangement, where large Grecian-style flower urns and raised hedging create a perfect English garden which is surrounded by tall trees and ideal for enjoying some peace and tranquillity. Within the grounds is also a wooded area with a bird hide, multiple ponds, a summer house, and a small orchard with trees producing a variety of apples and plums. There is a small shingle courtyard immediately next to the house, which is accessed by the dining room and would make a perfect spot to enjoy some al-fresco dining. The approach to the property from Old Station Road is a private drive that opens into a large turning area which provides parking for multiple cars. On either side of the drive are stables, which would be ideal for livestock or as storage. A tall double garage lies just to the north of the house, which may be suitable for storing larger vehicles or items such as a RV or even a boat, with only minimal adjustments to the building being needed for such purposes. Next to the garage is a three-bay carport with an internal staircase leading to a storage loft above, which may be converted to further living space such as a studio or a home office, subject of course to obtaining the necessary planning consents.









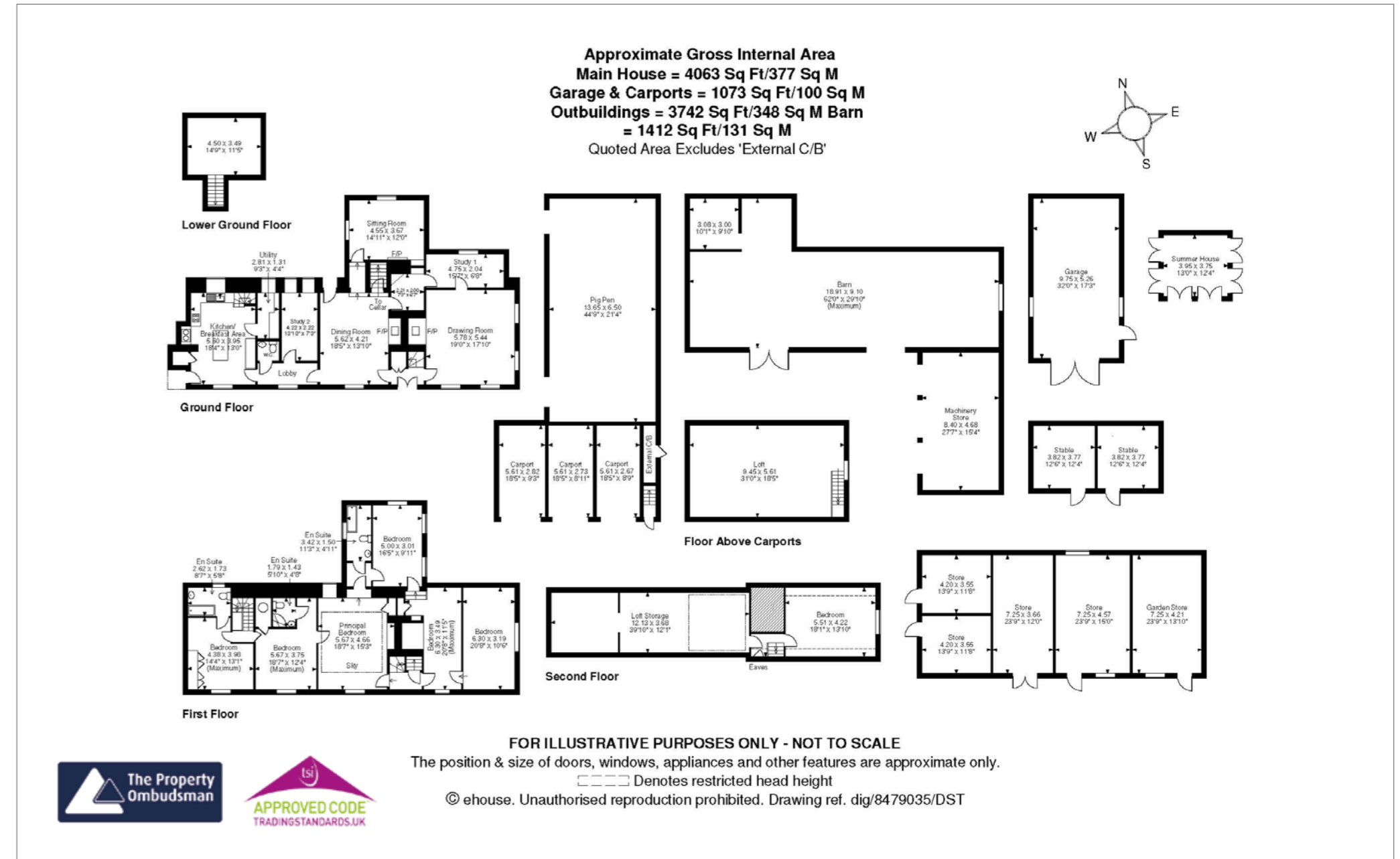


Bursting With Potential

There is currently planning permission in place for the large medieval barn within the grounds to be converted into a three-bedroom property with its own private drive, and this space would be ideal as a holiday let or even as an additional living space for multi-generational families. There is also another outbuilding on the site which has lapsed planning permission for the erection of a two-bedroom bungalow. Potential purchasers should satisfy themselves as to the viability of these plans, but with so many opportunities for development this property may be ideal for those wishing to diversify their income.

Perfectly Placed

The village of Mendlesham lies close to the A140 trunk road connecting Ipswich and Norwich, making this village easily commutable to some of the larger towns and cities in the region. Within the village you will find all of the usual amenities: such as a doctor's surgery, a bakery, village shop and post office, primary school and a beautiful Grade I listed church built when this area of Suffolk was one of the most prosperous areas in the whole of England. The village is centrally located in the mid-Suffolk area, and as such enjoys easy access to the larger towns of Stowmarket, Ipswich and Bury St Edmunds, all of which can be reached by car in between fifteen minutes to half an hour. The popular resort towns of Aldeburgh and Southwold are around thirty miles from the property and as such can be reached in around one hour. For commuters to London, the property is located around fifteen minutes' drive to the nearest station in Stowmarket which enjoys direct services to London Liverpool Street in around 1.5 hours. Finally, there is a wide range of excellent schooling in the area in both the private and public sector. Debenham High School and the Hartismere School are both less than fifteen minutes from the property and are both rated "outstanding" by Ofsted, and in the independent sector there are a range of sought after schools in both Ipswich and Bury St Edmunds.



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.



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