



Design With Character  
Witnesham | Suffolk

EH  
EXQUISITE HOME

# DESIGN WITH CHARACTER

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*"The open countryside north of Ipswich is a patchwork of green fields dotted with pretty villages. Life in this region of Suffolk is peaceful and full of the joys of rural community. Yet both the A14 and A12 are within easy reach, the Suffolk Coast and Heaths AONB is nearby and Ipswich itself is just a short journey away. Trains run into London Liverpool Street from Needham Market and Woodbridge and the road links are excellent.*

*The village of Witnesham, five miles north of Ipswich, is a thriving community. It has an eighteenth-century pub, the Barley Mow, a pub just over the border into Swilland, the Moon and Mushroom which is next door to Witnesham Primary School. Fourteenth-century St Mary's has a fine interior and is distinguished by having a set of painted eighteenth century wall texts on its walls. There is also a Baptist church. The Victorian village hall hosts a wide variety of activities, including the WI, an amateur dramatics society, indoor bowls club and exercise classes."*





*The sitting room is full of character and charm, it's such a lovely space to relax or entertain."*



In the centre of Witnesham is this delightful fourteenth century house, much improved and extended, standing in just over half an acre of gardens. As soon as the present owners viewed it in 1979, they knew it was the right place for their growing family. With plenty of flexible accommodation, a large garden and a peaceful village location, the house lent itself perfectly to family life. The previous owner, the retired publican at the Barley Mow pub, built on a garden room at the front of the property in 1960. The current owners have added a dining room with bedroom above in 1987, the double garage, workshop, study and cloakroom in 1996 and the family room with bedroom and bathroom above in 2016. They also redesigned and replanted the garden.

The house is approached via a long drive leading up to the garage with room for around four cars to park. The large, sloping lawn runs down to the road lined with well-established trees and shrubs, including a pretty magnolia tree. A large pond is accessed via stone steps and is thought to have been dug out to provide the clay for the wattle and daub to build the house seven hundred years ago. The path to the front door passes by the pergola, planted up with fragrant roses, honeysuckle, Virginia creeper, hops, grapevines and a Russian vine. The front door leads straight into the sunny double aspect garden room. The owners enjoy reading the newspaper and having a coffee in this welcoming space, and have a number of houseplants located here as it is warm and west-facing. Next-door, the sitting room is a period delight, with exposed beams, a cottagey feel and a very large brick inglenook fireplace with oak bressumer beam housing a log burner. There are original niches in the brickwork and the owners believe that there was a bread oven here at one time. This is the most-used room in the house, warm, cosy and welcoming and particularly so in the winter.

The hallway leads off the garden room and to the right is the cheerful kitchen and breakfast room. With freestanding appliances, a Belling range-style electric oven and hob, Suffolk latch doors and plenty of natural light streaming in through the windows, this is a much-loved family space which often acts as the hub for family Christmases. A small lobby leads to the useful utility room with sink and plumbing for a washing machine and a small cloakroom. The elegant family bathroom is located here, with a huge countertop basin and clean contemporary lines. A pair of double doors lead off the lobby into the light-filled triple aspect dining room. Wooden floored and painted in Farrow and Ball's Dead Salmon, this is a spacious and charming family space much-used by the owners. The integral bar, designed and built by the owner in 1987 when this extension was constructed, adds a real air of conviviality to this welcoming room. The family use it constantly, often hosting at least fourteen people for Christmas. With the airy, wooden floored family room next door, enjoying lovely views over the garden through the bifold doors, this space is ideal for family living and entertaining, with a wonderful flow. The downstairs accommodation is completed with a wooden floored study, a double garage and a workshop. It would be relatively easy to reconfigure the downstairs space, extending the kitchen and converting the study into a downstairs bedroom, if desired. The workshop and garage, both with power and light, could be converted into a home gym or large home office with the correct planning permission.

#### Spacious First Floor Accommodation with Period Charm

The staircase leads up to the landing from which radiate four bedrooms, a cloakroom and a dressing room. Three out of the four bedrooms are part of the original fourteenth-century house, with exposed beams while the fourth is part of the 1986 dining room extension. The dual aspect principal bedroom has a hand basin, exposed beams, cottage-style windows and is a good-sized double enjoying lovely views over the front garden. On the other side of



the stairs is a single room, ideal for a child's bedroom or playroom. The third bedroom also has exposed beams, a basin and a built-in wardrobe. The fourth bedroom has a Suffolk latch door, is light and airy and would make the ideal guest bedroom.

The former fifth bedroom is currently being used as a dressing room, but could easily be returned to its former use if required. Next door to the dressing room is an absolutely delightful bathroom with a real feel of Edwardian decadence. Painted in Farrow and Ball's Duck Egg Blue and tiled around the bath and shower, it is large, airy and the kind of place to which the weary householder would wish to retire at the end of a long hard day for a long, soothing soak. The large bath and double walk-in shower are ideal for a family or for a spa-style restorative experience. Underfloor heating adds to the luxurious feel of this charming bathroom.

#### Gardens by Design

The owner took a degree in Garden Design and it shows. He planned and laid out the delightful grounds surrounding the house with plenty of fragrant and flowering shrubs, roses and trees giving shade, texture and definition. At the back is a paved seating area as well as a decked area to the side, ideal for lazy summer days. The south-facing back garden is mainly laid to lawn with eight raised beds for vegetable growing. There are several apple trees as well as blackcurrants, redcurrants, gooseberries, strawberries, raspberries, rhubarb and sloes on the back hedge. The garden looks out over an uninterrupted vista of farmland and is the ideal space for children to play.

With excellent road and rail links, a close-knit and bustling community and set in beautiful countryside, this much-loved home has huge potential for the future, as another family moves in to make it their own.





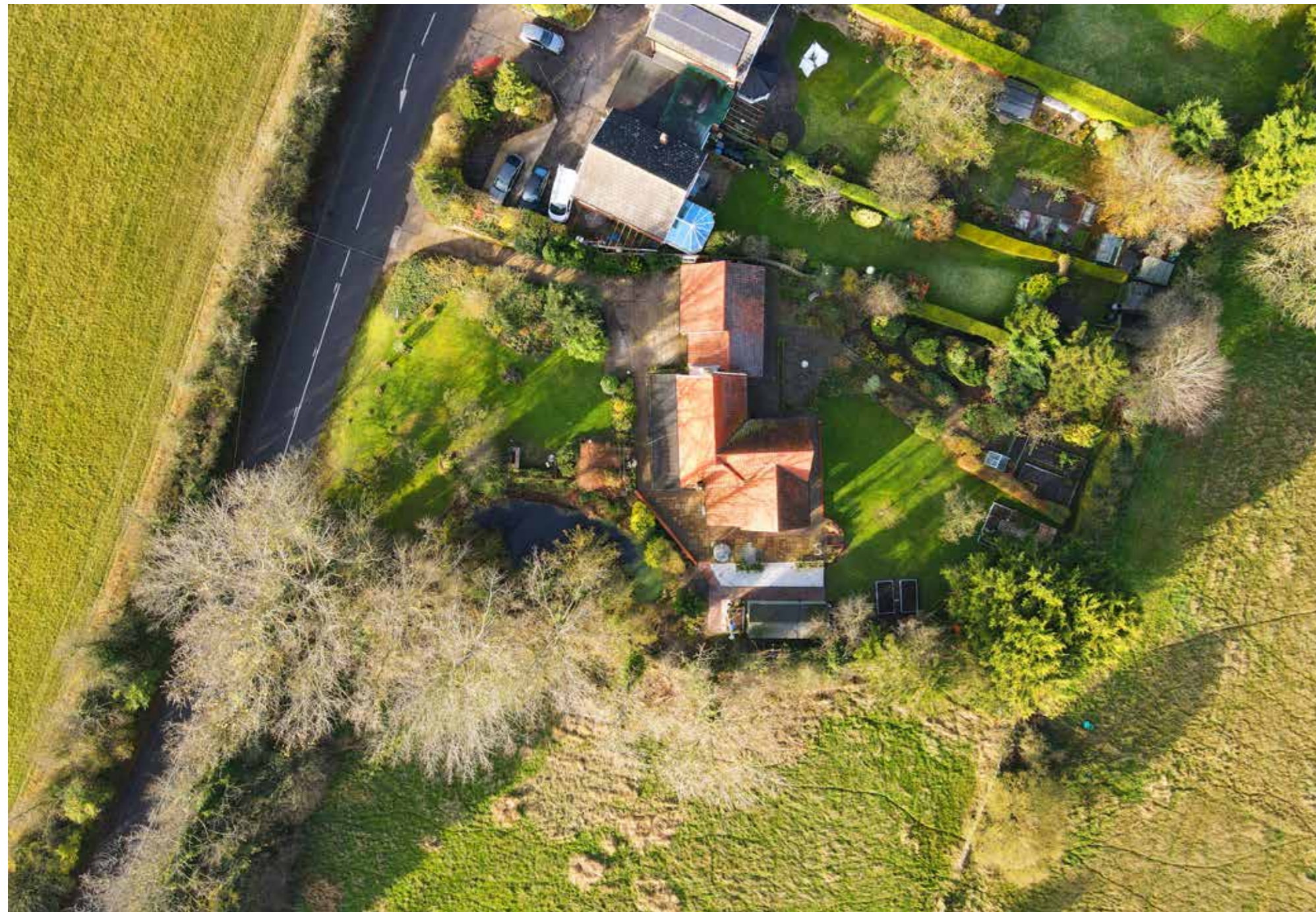




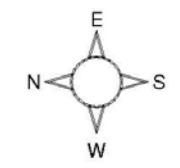
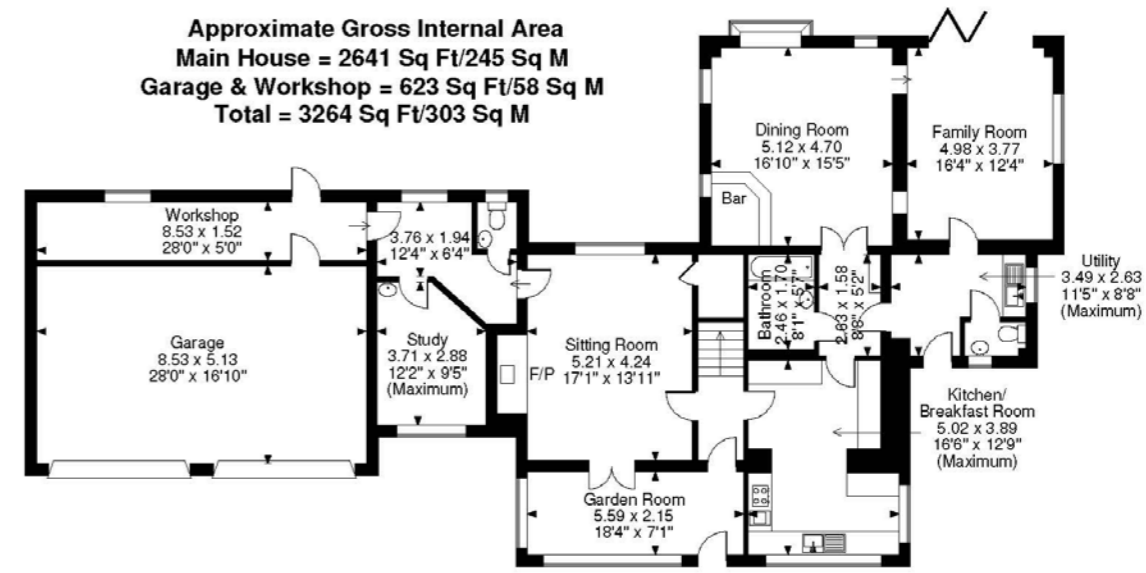




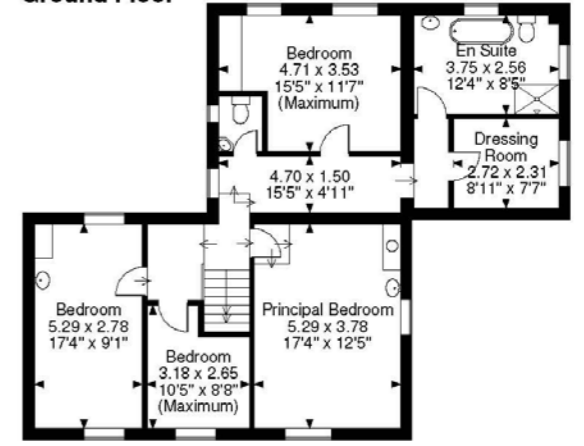




**Approximate Gross Internal Area**  
**Main House = 2641 Sq Ft/245 Sq M**  
**Garage & Workshop = 623 Sq Ft/58 Sq M**  
**Total = 3264 Sq Ft/303 Sq M**



**Ground Floor**



**First Floor**

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 The position & size of doors, windows, appliances and other features are approximate only.  
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64	77
39-54	E		
21-38	F		
1-20	G		



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.



# EXQUISITE HOME

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At Exquisite Home, we offer a refreshing approach to selling or letting exclusive homes, combining individual flair and attention with the local expertise of independent estate agents to create a strong international network, with powerful marketing capabilities. We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. Exclusive properties also require a tailored approach to marketing. Our bespoke service adopts a lifestyle approach to the promotion of your property, combined with an efficient sales process and outstanding customer service. The widespread exposure of prime residential properties is crucial.

The more prestigious a property, the smaller the number of potential buyers. Buyers of exclusive properties are generally not constrained by such influences as specific location, proximity to public transportation or local amenities, In today's market, the mobility of buyers is also greater than ever and they could come from, quite literally, anywhere- through local and regional marketing, national newspapers and magazines or; increasingly, internationally using interactive technologies, with this in mind, we have created a marketing strategy to target a suitable geo-demographic profile of potential buyers around the world.

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