

A photograph of a charming white brick house with a prominent red brick gable and an arched doorway. The house is set behind a brick wall topped with a layer of woven sticks. A large, flowering tree stands to the left of the house. The sky is blue with scattered white clouds. In the top right corner, there is a dark blue rectangular box containing the text 'EH EXQUISITE HOME' in gold and white.

EH

EXQUISITE
HOME

Centuries of History...

Just down from the church on a generous corner plot with stunning views over the unspoilt open countryside beyond is this charming former school house, built in 1850 and serving as the village school for a hundred years. It is constructed in Flemish Bond brickwork with the patterns set into the walls so typical of this age and style of building. It has an unusual and attractive original chimney. A low brick wall encircles the front garden, gravelled, lawned and paved with sunny seating areas and dominated by a beautiful, mature crab apple tree which bursts out into frothy white blossom in April and fruits well. There is a garage, wood store and a drive with enough room for two cars on the side of the property, plus two further parking spaces on the other side of the house by the kitchen. The present owners bought the house in 2019, having fallen in love with it four years earlier. Since moving in, they have done a great deal of work to improve and modernise it, including knocking through downstairs to create a utility room and cloakroom, redecorating throughout in Fenwick and Tilbrook paint (a local craft paint maker), rewiring, re-plumbing and laying new carpets and flooring throughout. The front door leads into an entrance hallway via the original wooden school door and thence into the hall with open tread staircase and a cupboard. On this level is a bedroom currently being used as a home office, ideal for anyone who has to work from home.

The L-shaped kitchen/dining area is flooded with light, sleek and contemporary with its porcelain floor tiles, white cabinets, solid wooden worktops, integrated AEG Micromatic Duo oven and microwave, integrated dishwasher and fridge/freezer, induction hob and extractor hood. The layout is perfect for relaxed entertaining and family meals alike, with plenty of room for a dining room table and chairs and a sofa. The kitchen was brand new when the owners moved in and of German origin. There is a log burner in the kitchen and the dining area was originally the nursery for the younger school children when the house was the village school. The dual aspect living room (formerly the main classroom) is dominated by a full height exposed brick chimney breast with a wood burning stove which keeps the house cosy in winter although the house is always warm and welcoming with the oil central heating. With exposed ceiling beams and large windows, this is a delightful space, ideal for family gatherings, leisure activities and entertaining. It is exceptionally light with sunshine streaming through the large windows. The utility room has plumbing for a washing machine and tumble dryer, a water softener and is floored with Amtico tiles. This leads to a small lobby fitted with bookshelves and cupboards underneath with a door leading out to the garden. The ground floor accommodation is completed by a smart downstairs cloakroom.





Light and Airy First Floor...

The open tread staircase leads up to the spacious landing with an airing cupboard and two large fitted cupboards fitted out as wardrobes accessed by pretty white-painted doors. The principal bedroom is large and flooded with natural light with an interesting curved ceiling. It is of such a size that an en suite bathroom or fitted wardrobes could be added if desired. There is also a good sized double bedroom, ideal for guest accommodation with delightful views up the road towards Heveningham Hall. The three piece family bathroom is stunning, floored with Amtico Victorian-style black and white tiles, with dark textured slate tiles on the wall by the roll top, free-standing slipper bath with shower attachment over, and a large walk in shower. This storey is well laid out and spacious with delightful views out over the surrounding countryside and the church.



LOCATION

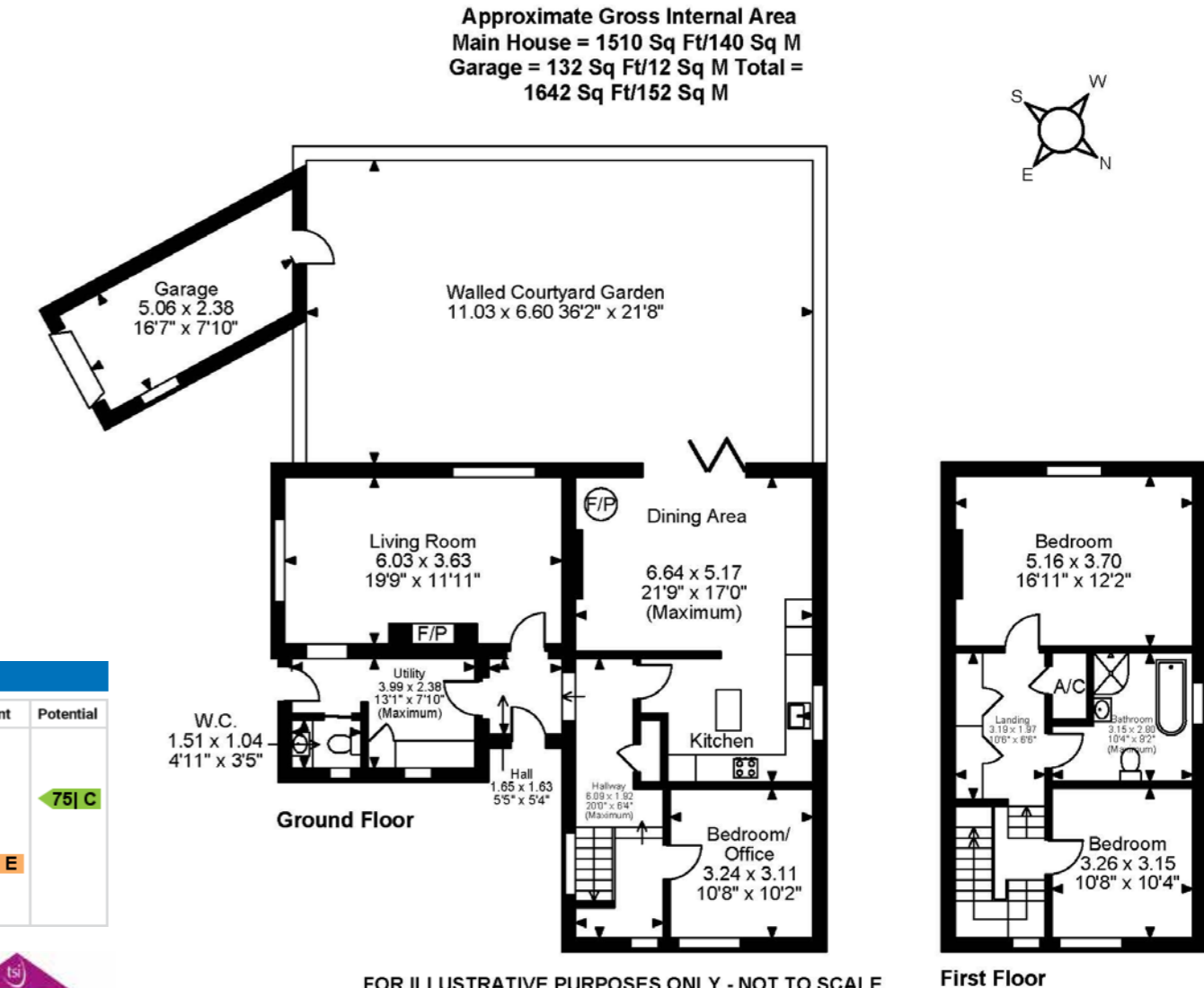
The land around the house is eminently manageable, yet gives enough space to sit out and entertain when the weather is good. To the rear of the property is a charming veranda over which it would be possible to train fragrant climbing plants such as wisteria, honeysuckle or clematis. It used to be the playground when the house was a school and has a mature fig tree and a lovely lavender hedge across the back. There is a smart slate terrace and brick flooring by the hedge. The courtyard is a sun-trap and completely private. There is a door from it to the garage.

The little village of Heveningham in East Suffolk is set in open countryside with the magnificent Perpendicular style parish church of St Margaret's at its heart. Grade I listed, the church has a number of fascinating features including a sixteenth century brick clerestory, a late medieval hammerbeam roof, a painted image niche and a late medieval font brought from nearby Ubbeston church. There are some re-used Jacobean pews and a large annex pew with its own fireplace, once very common in rural churches, but now rarely seen. Grade I listed Heveningham Hall, the largest and grandest stately home in the county, was originally built for William Heveningham in 1658, then demolished and rebuilt in 1777 for the Huntingfield family. It is a landmark building and its famous Summer Fair is held in the grounds every year. Nearby Halesworth, only five and a half miles to the north east, has a station, plenty of independent shops, cafés and restaurants, a primary school and the On the Coast branch of Suffolk New College. It is only a short drive to the beautiful Heritage Coast from here.

Pretty Laxfield, with its monthly community market, annual literary festival, Co-op and sixteenth century thatched pub the Low House is just two miles away and Yoxford and Peasenhall, which both have several excellent amenities are also within easy reach. With lovely neighbours, very much part of the close-knit community, off-street parking and a delightful and immaculate interior, this wonderful house is filled with charm and character.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		



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