



EH

EXQUISITE
HOME

CHARM & CHARACTER

Mid Suffolk is a particularly attractive part of Suffolk, with vast expanses of open countryside, fields, woodland and pretty villages. It is well-served with thriving towns, including Stowmarket, Bury St Edmunds and Needham Market. Transport links are excellent with the A14 and the A134 running through it and plenty of regular trains into London Liverpool Street, opening up the area for commuters. Stowmarket is on the A14 between Bury St Edmunds to the west and Ipswich to the south east. The station is on the main line between London and Norwich with regular fast trains running into London Liverpool Street and road links to London, Colchester, Chelmsford, Norwich and Bury St Edmunds. Stowmarket was granted its market charter by Edward III in 1347 and still has a bi-weekly market. The Food Museum (formerly the Museum of East Anglian Life) is located near the town centre, while the John Peel Centre for Creative Arts (formerly the Corn Exchange) hosts music events, theatre and art installations. The town is home to Stowmarket Town FC, there is a rugby club, several gyms and a leisure centre. The Stowmarket Carnival is a popular annual event as is live open-air music event Stow-Fiesta. There are several primary schools and a high school.





A rare example of an early eighteenth century house...

A few minutes' walk from the town centre on a generous corner plot is this remarkable detached Grade II listed building. Originally three cottages, built in 1702 and 1729, it was converted into a large gentleman's residence for local worthies the Prentice family some time in the nineteenth century. The present owners bought it in 2006, attracted by the house's many period features and charming character, its location and the wonderful transport links, with trains running directly from Stowmarket station (only an eight minute walk away) to London Liverpool Street. Since moving in, they have restored the sash windows, put a number of new bathrooms in, laid new carpets, decorated throughout, rewired and converted the old stables into an annexe. At the back of the house is a large gravelled area where seven cars can be parked. The front porch has space to hang coats and store shoes and umbrellas and opens into another square hallway with room for furniture. This in turn opens into the main hallway with the staircase rising to the first floor landing and the steps descending into the lime washed cellar which has had its brick flooring repointed and slate slabs put in to keep things cool. There is a wine storage area and it is possible to stand up in this area.

At the front of the house is the dual aspect snug with en suite shower room which could easily be used as a bedroom if desired. To the left is the kitchen with its wooden cabinets, glossy white subway tiles and range electric cooker with a gas hob. Off it is a useful pantry with shelving. Next door is the large utility room with plumbing for a washing machine and tumble dryer, a large and useful built in cupboard and a flight of stairs to several of the first floor bedrooms and en-suites. This space has been the scene of many happy family Christmases, New Year celebrations and parties. Large, light and spacious, it benefits from a fireplace with an open fire, the original ceiling rose, cornices and picture rails and an imposing bay window looking out on to the garden. A glass and wooden internal door leads to the conservatory with its stunning views of the garden, anti-glare double glazed windows and space for various leisure activities. A pair of double doors lead from the conservatory to the dining room flooded with natural light pouring through its two large windows. There is a fireplace with gas fire, Amtico flooring, wall sconces and plenty of room for more formal entertaining. Two generous double bedrooms and a single bedroom can be found on this level as well as a wet room with large bath and chrome towel heater.



Large, Light And Spacious



“There’s a sense of charm that flows throughout the house...”



A rare example of an early eighteenth century house with many original features, the first floor enjoys just as much of a sense of charm as the ground floor does. The principal bedroom has a magnificent large bay window, fitted cupboards and an en suite bathroom with bath. Leading off the landing from the back stairs are two double bedrooms with fitted cupboards, one with an en suite shower room and one with an en suite four piece bathroom with shower and bath. Radiating from the L-shaped corridor with skylight is a cloakroom and two further double bedrooms, one with an en suite shower room, one with fitted cupboards. Leading off the main landing is a toilet, a home office and a shower room. The first floor is exceptionally spacious with very flexible accommodation and this layout would suit absolutely any family configuration.

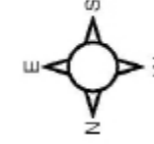
LOCATION

The rear walled garden is mainly laid to lawn with a terrace under the cast iron veranda which is smothered in highly scented pink roses in summer time, a pergola with a fruitful grapevine scrambling over it, a peaceful fenced off pond, fountain and seating area with palm trees, a mature magnolia tree, two apple trees (one giving cooking and one eating fruit), many well-established and fragrant old fashioned rose bushes, a pink flowering cherry by the mellow and original garden wall, and a number of mature shrubs and bushes. There are two outside electric points in the garden, a gate in the wall to the outside and a shed. The gravelled parking area has two fig trees, a herb garden, a deep red velvet and a golden yellow rose bush, a small shed and a large custom-made one with power, light and double doors and an electric point.

Simply bursting with potential (the annexe could easily accommodate elderly relations, teenagers or visitors) and full of period features, this delightful house has been fully modernised but retains a real sense of eighteenth century charm. Close to the town centre and with excellent transport links to London, Cambridge and Norwich, it is perfect for family life, for anyone who has to commute to work and for multi-generational living.



Approximate Gross Internal Area
Main House = 4697 Sq Ft/436 Sq M
Stores = 41 Sq Ft/4 Sq M
Total = 4738 Sq Ft/440 Sq M



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