

EH

EXQUISITE
HOME



STEEPED IN HISTORY

An extraordinary opportunity to own a piece of English history awaits in this Grade II* listed seven-bedroom, three bathroom farmhouse located in the idyllic mid-Suffolk village of Mendlesham. With a range of outbuildings offering endless opportunity, and approximately 2.7 acres of land, the property is described by the current owners as 'the definition of the good life', like having a secret garden that's tucked away from the world but is still close enough to everything so you never feel too far away.'





A Charming Presence...

On entering the property through the traditional front doors, 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 exceptionally light and spacious and the history of the property can be truly appreciated in the abundant character features, such as the exposed beams, wooden flooring and a grand inglenook fireplace, into which the current owners recently fitted a brand-new wood burner. The current owners often enjoy relaxing here by the fire, or just simply to enjoy the views of the garden through the large, dual-aspect windows. A small study is accessed via a passage from the dining room and also enjoys lovely views out to the rear garden. Back across the entrance hall is the dining room, which also enjoys exposed timbers and features another large inglenook fireplace. There is plenty of space for a grand dining table and a large window to the front elevation allows a wealth of natural light into this room throughout the day. To the rear of the dining room is a small arched hallway which leads to a smaller sitting room occupying 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 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 small breakfast table and chairs, 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.

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. There is a spacious bedroom in the 19th century addition together with a modern family bathroom. This bedroom can be accessed via the largest room on this level, currently in use as the principal suite, which suggests that this bedroom and bathroom could be utilised as part of the main suite to form an en-suite bathroom and dressing room. The principal bedroom is a wonderfully historic room, with paintings on the wall and above the fireplace believed to date from the 16th or 17th century. As we move to the eastern wing, there are a further two bedrooms, including the furthest bedroom which displays the richest examples of late medieval wall paintings in the property. There is one further room on the second floor, which could be utilised for a number of different purposes such as a larger home office, a cinema room, home gym, etc.



Full Of Character



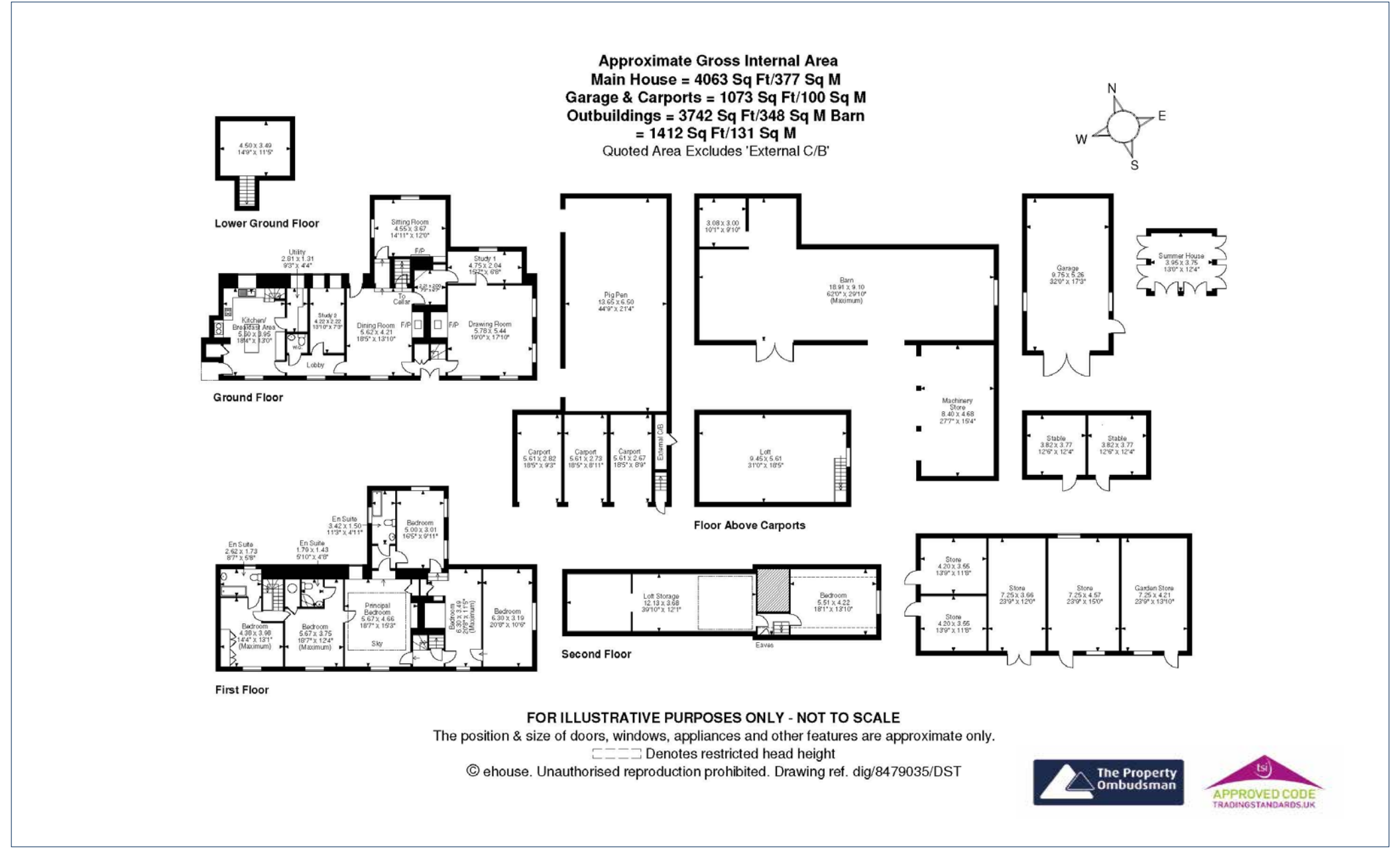
“It’s exciting to be a custodian of this little piece of history. It’s fun to walk around and look at the carvings and initials and wonder at who might have lived here before.”



LOCATION

The gardens and grounds of this property extend to approximately 2.7 acres and offer a wealth of space to enjoy the countryside position as well as offering multiple investment opportunities. 'We love the sense of space and that feeling that we're surrounded by tranquillity,' said the current owners. 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. Within the grounds is also a wooded area, multiple ponds 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 which makes a perfect spot for some al fresco dining. The current owners were also attracted to the endless array of possibilities offered by the ample outbuildings in the grounds, some of which have planning permission to be converted into additional living space, opening up the possibility of running a leisure business from the property. There are four stables and ample storage. From the house, you can enjoy the picturesque view of the post and rail paddocks. With some lovely bridle paths in the area, it's an ideal location for equestrian enthusiasts.

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, and primary school. 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. For commuters to London, the property is located around fifteen minutes' drive to the nearest station in Stowmarket with direct services to London Liverpool Street taking around 90 minutes. 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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