

EH

EXQUISITE
HOME





Centuries of History...

Nestled in the heart of Mid Suffolk, the tiny hamlet of Earls Green is surrounded by an unspoiled expanse of rolling countryside. Lush green fields, winding hedgerows, and scattered woodland create a timeless pastoral landscape, evoking the charm of a bygone era. Just over a mile away, the well-served village of Bacton offers a thriving community with a wealth of amenities, including a preschool, primary school, medical practice, active village hall, and a charming 16th-century thatched pub. The village also boasts a shop, gin distillery, trading estate, petrol station, bowls and football clubs, a craft brewery, and a Grade I-listed medieval parish church. A small village green lies at its heart, fostering a strong sense of community.

Set on a generous plot of approximately 0.40 acres, this beautifully restored, Grade II-listed, late medieval thatched farmhouse perfectly blends period charm with modern luxury. With breathtaking views to both the front and rear, the property benefits from off-street parking, detached garage, spacious front lawn, a large rear garden with a greenhouse, a summer house, sheds, and useful outbuildings, as well as a secret garden and native woodland planting.

Retaining a wealth of original features, the home exudes character throughout. The entrance porch leads directly into a spacious, open-plan sitting room, where exposed beams, a curved bow window, and a striking double-sided inglenook fireplace with a wood burner create a warm and inviting atmosphere. This space flows seamlessly into the family room/study, which also features exposed beams and a bow window. The generously sized farmhouse-style kitchen/breakfast room is well equipped with a traditional Aga range cooker, an additional electric oven and hob, a double Butler sink, slate flooring, and a walk-in pantry. The inner hallway connects to the cloakroom and utility room, which offers a second sink, additional storage, and plumbing for a washing machine and tumble dryer. A dual-aspect dining room with doors opening onto the garden completes the ground floor.





Characterful and Charming First Floor...

Upstairs, the principal bedroom enjoys stunning views, an en-suite bathroom with a bath, separate shower, WC, and a Bluetooth-enabled mirror with built-in speakers. Two further double bedrooms are complemented by a four-piece family bathroom, which features a freestanding bath, separate shower, WC, and heated towel rail.



LOCATION

Bacton is a picturesque village in the heart of Suffolk, offering the perfect balance of rural charm and modern convenience. With a strong sense of community, the village provides a range of amenities, including a Post Office, local stores, and the historic 16th-century Bull Inn, a characterful thatched pub known for its welcoming atmosphere and excellent food. Finbows Yard, located nearby, is home to independent businesses, antique shops, and the renowned House of Suffolk distillery, famous for producing Betty’s Gin.

Just over a mile from Bacton lies the tiny hamlet of Earls Green, set within an unspoiled stretch of idyllic Mid Suffolk countryside. Rolling green fields, hedgerows, and scattered woodland define the landscape, evoking the timeless beauty of rural England. Despite its peaceful setting, the area is well connected. The thriving market town of Stowmarket, just six and a half miles to the south, offers a direct rail link to London Liverpool Street, making it an attractive option for commuters. Meanwhile, the historic town of Bury St Edmunds, with its stunning Abbey Gardens, magnificent Cathedral, and vibrant mix of independent shops, cafés, and restaurants, is only sixteen miles away.

With its stunning countryside setting and excellent local facilities, Bacton and its surrounding areas offer an ideal lifestyle for families, commuters, outdoor enthusiasts, and those simply seeking a tranquil rural retreat.

- Extensive garden, featuring a greenhouse, summer house, secret garden, and native woodland planting.
- Detached garage with power and light and two outbuildings, ideal for storage or a workshop.
- Located in the tranquil hamlet of Earls Green, surrounded by picturesque countryside and just over a mile from Bacton, a well-served village with excellent amenities.
- Excellent transport links: Stowmarket (6.5 miles) – direct trains to London Liverpool Street and Bury St Edmunds (16 miles) – historic market town with shops, cafés & the famous Abbey Gardens.



KEY INFORMATION:

LOCAL SCHOOLS:

- Bacton Primary School, 0.49 Miles, Rated Good
- Crawford’s Church of England Primary School (Haughley), 2.81 Miles, Rated Good
- Old Newton Church of England Primary School, 2.88 Miles, Rated Good
- Elmswell Community Primary School, 3.5 Miles, Rated Good
- Stowupland High School, 4.5 Miles, Requires improvement

LOCAL AUTHORITY:

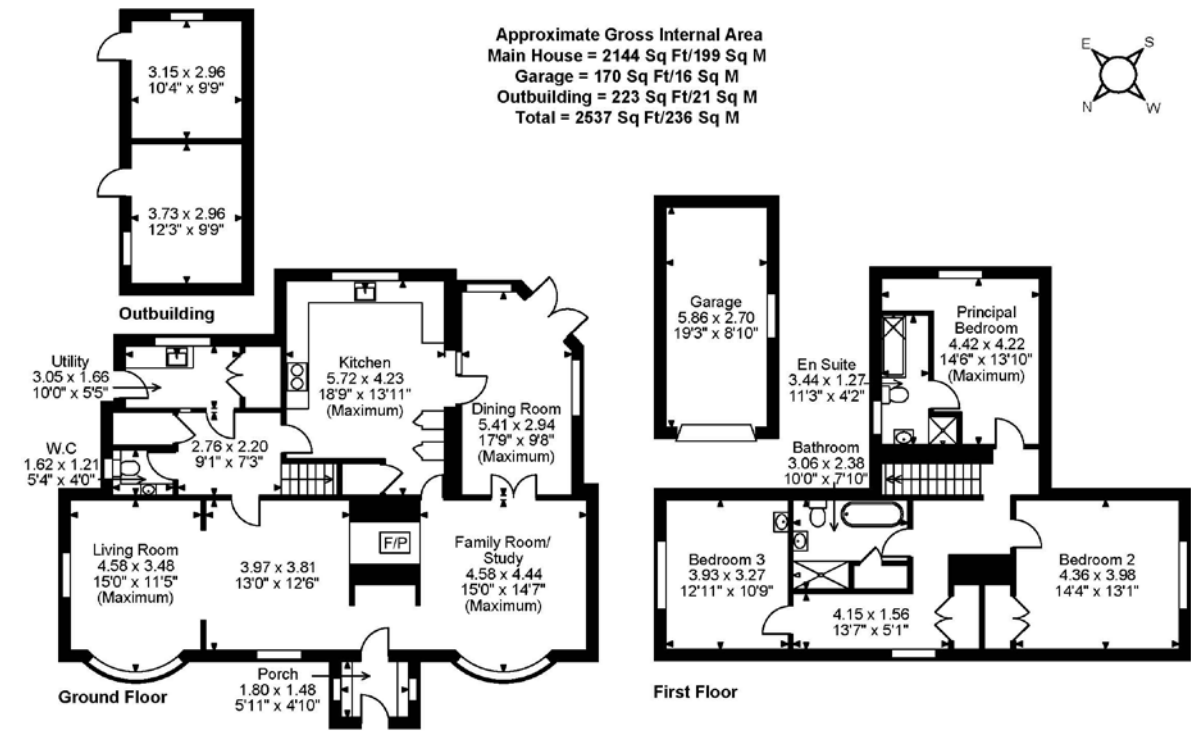
Mid Suffolk District Council
Council Tax Band E

TENURE:

Freehold

SERVICES:

Heating - Oil Central Heating
Mains Electricity
Mains Water
Drainage - Septic Tank
Internet Speed: 23 mbps download. 2 mbps upload.
Current Provider is BT.



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