



EH

EXQUISITE  
HOME

## HISTORIC CHARM

This magnificent Grade II listed period home, built in the 1580s, has been meticulously maintained for 23 years. A fine timber-framed property, it offers excellent equestrian facilities on approximately 4.07 acres (stms). The home features six bedrooms, four bathrooms, a drawing room, and a formal dining room. Additional spaces include a study and a detached studio, ideal as an annexe (subject to consents). Planning permission is granted to convert attached outbuildings. Other features include a two-bay cart lodge with a room above and two stables. Located in the vibrant village of Bacton, amenities include a shop with a post office, a garage, and The Bull, a 16th-century pub with food and live music. Finbows Yard hosts DIY and antique businesses, plus the House of Suffolk distillery. Stowmarket station, just an eight-minute drive, provides direct trains to Liverpool Street in just over an hour.





### *A Unique Opportunity in the Suffolk Countryside.*

One of the great joys of the English countryside is that it is dotted with pretty villages, many containing listed buildings of great antiquity, pieces of living history, which are still used as family homes in the twenty first century. This absolutely remarkable late sixteenth century Grade II listed property arranged over three floors was constructed when Elizabeth I was on the throne, built as a farmhouse for a wealthy landowner, and its many original features reflect its times. English oak has been used for the beams, trusses, panelling, Jacobean cupboard and staircase and it has been lovingly curated over the last five centuries. Today, it stands in over four acres of grounds looking over the beautiful unspoilt countryside beyond.

A small porch leads into the hallway with Suffolk Brick flooring and exposed oak beams, which can be found in nearly every room in the house. Jacobean panelling screens the beautiful wooden staircase leading to the first floor, in spite of its great age, this is a home with light filled spacious rooms and ceilings of a good height. To the left is the dual aspect dining room (believed to be an old barn) with a large brick inglenook fireplace with log burner, a parquet floor and room for family meals and entertaining. To the right can be found the dual aspect sitting room, also with a brick inglenook fireplace with log burner and herringbone parquet flooring. The sitting room was believed to be an old hospital. From here, a door opens into the office where a secret door hidden within the bookcase leads into a fully panelled private study, both with beautiful exposed beams, carved panelling and built in oak bookshelves. There have been some sympathetic extensions over the years, and the garden room to the rear is one of them, generous in size with views of the garden and the perfect place to enjoy the changing seasons. Next door to the dining room is the beautifully appointed farmhouse style dual aspect kitchen with handmade bespoke kitchen by Arrden Vale kitchens, a cream 'Everhot' electric range which has hot plate and induction hob & three ovens, a double ceramic butler sink and built in Insinkerator with integral dishwasher to the left and a tiled floor. There is a useful larder cupboard to right of stove and space and plumbing for fridge/freezer. The utility room is just off the kitchen with plumbing for a washing machine and tumble dryer. A small family bathroom with bath and shower attachment over is next door and there is a hallway with backstairs where a fascinating portion of original lath and plaster is displayed behind a glass frame.. The ground floor accommodation is completed by a generously sized boot room, ideal for stowing muddy boots and shoes.



*“Steeped in character, the property features exposed beams, original fireplaces, and numerous period details...”*





*"It's such a wonderful home for Christmas, with its warm and inviting atmosphere that creates a truly magical festive setting..."*



## *A perfect blend of charm and modern comfort....*

As is usual in a property of this age, there are two staircases leading up to the first floor. The entrance hallway staircase leads up to a landing with exposed beams and trusses and on to two large dual aspect bedrooms. The principal bedroom has a charming fireplace of Tudor brickwork plus an en suite bathroom with underfloor heating, a freestanding bath and a shower over. The second bedroom also benefits from a Tudor brick fireplace and exposed beams. There are a number of oak Suffolk latch doors on this storey. The second staircase rises up to a small hallway leading the slightly smaller third bedroom and well appointed shower room. The original staircase rises to the second floor landing where, unusually, there is plenty of spacious accommodation under the pitched roof. The rooms feature pitched ceilings with striking tie beams that span the space, yet the generous vertical proportions ensure they remain unobtrusive. Some of the beams have beautifully curved forms, adding to the character of these lofty rooms, while the original carpenter's marks serve as a testament to the property's rich history. There are three good sized bedrooms here, any one of which could be used as a playroom or hobby room. The space is completed by a smart shower room with underfloor heating and exposed beams.





### *Expansive Grounds, Endless Possibilities...*

Several old farm buildings have been seamlessly incorporated into the extensive range of outbuildings surrounding this remarkable property. Across the courtyard stands a two-story building, once the village butcher's shop, where remnants of its past remain visible. The current owners have installed a staircase and upper floor, transforming it into a fantastic artist's studio with two additional rooms upstairs. With a kitchenette on the ground floor, this space could offer a multitude of uses.

Originally a garage, the modern stables have been re-roofed by the current owners and now feature two high-quality Loddon stalls, complete with a turn-out yard. The property benefits from 14 solar panels, installed in 2015 on the roof of the cart lodge. Owned outright, they are part of a Feed-in Tariff (FIT) scheme in place for 25 years, which is transferable to the new owner. The meter is located in the entrance hall of the main house, while the inverter is housed in the stable.

Set within approximately 4.07 acres, the grounds offer ample outdoor space, including generous parking to the front and side of the house, a carport and an enclosed garage with a versatile upper level, currently used for storage. With skylights and polished wooden flooring, this bright and airy space is a dream studio for any artist. The grounds are beautifully landscaped, with a lawn, raised beds, and a summerhouse, as well as a rear garden filled with varied planting. A lawn with flower borders sits to the side of the house, while spring bulbs, daffodils, narcissi, crocuses, and primroses add seasonal color. Several mature trees provide shade, and beyond the gardens, two paddocks stretch to the back of the property, accompanied by a large pond and traces of historic earthworks, possibly dating back to the 16th or 17th century when this was a self-sustaining farmhouse. A small orchard with fruit trees enhances the charm of the estate. The orchard, pond, and paddocks are set along a driveway with electric gates, creating a peaceful haven where wildlife regularly pass through. The front of the property features a second driveway flanked by lawns, leading to a paved courtyard around the sunroom and a charming walled garden. Windows in the brick wall offer glimpses of the large vegetable garden and summerhouse. The property also includes a horse pond with an island, as well as a small orchard of apple and pear trees. At the heart of the courtyard stands a working well, safely capped with an elegant Italian wellhead, adding to the estate's historic charm.





# LOCATION

This delightful property sits on the outskirts of the well-served village of Bacton, a thriving community offering a wealth of amenities. The village features a preschool, primary school, medical practice, active village hall, and a charming 16th-century thatched pub. Residents benefit from a well-stocked shop, a renowned gin distillery, a trading estate, a petrol station, a bowls club, a football club, and a craft brewery. Bacton is also home to the Grade I listed medieval parish church and a small village green, serving as a hub for local events and gatherings. With a strong sense of community, the village hosts regular clubs, activities, and seasonal fairs, making it a welcoming place to live.

The surrounding countryside offers beautiful walking and cycling routes, ideal for outdoor enthusiasts, dog walkers, and runners. Bacton is well-connected, making it popular with commuters. The bustling market town of Stowmarket is just 6.5 miles south, offering supermarkets, independent shops, restaurants, a cinema, and a train station with direct services to London Liverpool Street in just over an hour. For a wider range of shopping, dining, and cultural experiences, the historic town of Bury St Edmunds is 16 miles away. Here, visitors can explore the stunning Abbey Gardens, a magnificent cathedral, and an enticing mix of independent boutiques, cafes, and restaurants.

The A14 runs close to Bacton, linking it to Bury St Edmunds to the west, Ipswich to the southeast, and Cambridge beyond. The coastal towns of Aldeburgh and Southwold are within easy reach for day trips, offering scenic beaches, fresh seafood, and charming seaside atmospheres. There are also plenty of leisure activities nearby, including golf courses, equestrian centers, and nature reserves. With its excellent transport links, strong community spirit, and picturesque surroundings, Bacton is an ideal location for families, professionals, and nature lovers alike.



**Approximate Gross Internal Area**  
**Main House = 3314 Sq Ft/308 Sq M**  
**Garage & Carport = 573 Sq Ft/53 Sq M**  
**Outbuilding = 3067 Sq Ft/285 Sq M**  
**Total = 6954 Sq Ft/646 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
The position & size of doors, windows, appliances and other features are approximate only.  
□□□ Denotes restricted head height  
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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 G

TENURE:

Freehold

SERVICES:

Heating Type: Oil Central Heating  
Electricity: Mains  
Water: Mains  
Sewerage: Domestic Treatment Plant  
Internet Speed: 44.1 Download. 6.53 Upload.  
Current provider: BT connected to the property.



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.

An aerial photograph of a large rural property. In the foreground, there is a large house with a red-tiled roof and a green-painted section, surrounded by a green lawn and various outbuildings, including a large black barn and a smaller blue shed. A road runs along the left side of the property. In the middle ground, there is a large green field with a small pond and a line of trees. In the background, there are more fields, a distant road, and a power line tower under a blue sky with scattered clouds.

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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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