





Centuries of History...

Standing on the High Street in Needham Market, this historic Suffolk hall house was built in 1380 and now forms the Grade II listed middle section of a former hall house with a Georgian brick façade. Spacious and versatile, the property is arranged over three floors with a cellar and retains a wealth of period features, including exposed beams, high ceilings, and brick fireplaces.

Since purchasing the home in 2008, the current owners have repainted the exterior, installed traditional-style radiators, replaced the kitchen and bathrooms, added a wood burner and a second banister rail, and commissioned bespoke stained glass windows. The entire house has been thoughtfully redecorated to blend historic character with modern comfort.

The entrance hall features exposed beams and a red quarry tiled floor. To the right, the dual-aspect sitting room boasts exposed beams, an open fire, built-in cupboards, and Suffolk white brick pammments. Adjacent is the snug, which also has an open fire, space for logs, and double doors opening onto the garden. Previously used as a home office, it now serves as a welcoming space for relaxation and socialising. The cellar, originally a coal store, is well-lit with shelving and provides excellent storage. The kitchen was custom-built by a local carpenter with solid oak cabinets, black granite worktops, integrated appliances, gothic inlays, and an elegant stained glass window above one of the archways. A utility room with a toilet, butler sink, water softener and space for a washing machine and dryer sits nearby.

At the rear of the house, the meeting room, thought to have been constructed around 1600, features a vaulted ceiling, exposed beams, and gothic arch windows. This striking, dual-aspect space is ideal for entertaining, with double doors leading to the garden.





Characterful and Charming...

On the first floor, there are two good-sized double bedrooms with built-in cupboards and exposed beams. The family bathroom is finished in a neutral palette and includes a walk-in shower and a distinctive blue glass countertop basin. A third bedroom, a small double, would be perfect as a child's bedroom, nursery, or hobby room. The second floor houses the principal en suite bedroom, a vaulted double room with exposed beams, an original crown-post, and skylights that flood the space with natural light while offering stunning views over Needham Market's historic roofscape. The en suite bathroom includes a bath with a shower over. A unique feature of the home is a removable banister section, allowing for easy movement of furniture.



LOCATION

Outside, a pretty paved courtyard provides the perfect setting for morning coffee, al fresco dining, or barbecues. The garden is mainly laid to lawn with a small brick patio at the rear of the meeting room. A mature yew tree, thought to be around 400 years old, adds to the charm, while carefully planned planting of shrubs, bushes, and perennials enhances privacy and offers year-round color, texture, and fragrance.

Located on the High Street, the property is within walking distance of shops, restaurants, pubs, a doctor’s surgery, a pharmacy, and schools. Needham Market station provides direct links to London Liverpool Street in under two hours, and the nearby A14 ensures convenient access to surrounding areas. Historic Bury St Edmunds, with its vibrant cultural scene and independent shops, is just a short drive away. The town itself, set in the Gipping Valley, is rich in history, with many Grade I and II listed buildings, including the fifteenth-century St John the Baptist church. Despite its historic charm, Needham Market is well connected and offers modern amenities, making it an ideal location for contemporary living. This beautifully restored period home seamlessly combines character with comfort in a sought-after setting.

- Historic Suffolk hall house built in 1380, Grade II listed with a Georgian brick façade.
- Spacious and versatile, arranged over three floors with a cellar.
- Beautiful period features including exposed beams, high ceilings, brick fireplaces, and bespoke stained glass.
- Grand meeting room dating back to 1600, with a vaulted ceiling, gothic arch windows, and double doors to the garden.
- Charming outdoor space with a paved courtyard, mature 400-year-old yew tree, and thoughtfully designed garden.
- Prime location on the High Street, walking distance to shops, restaurants, and amenities.
- Excellent transport links, with direct trains to London Liverpool Street in under two hours and easy access to the A14.



KEY INFORMATION:

LOCAL SCHOOLS:

- Bosmere Community Primary School, 0.70 Miles, Rated Good
- Creeting St Mary Church of England Voluntary Primary School, 1 Mile, Rated Good
- Stowupland High School, 2.83 miles, Requires Improvement
- Olive AP Academy - Suffolk, 4 Miles, Rated Good
- Claydon High School, 5.7 Miles, Rated Good

LOCAL AUTHORITY:

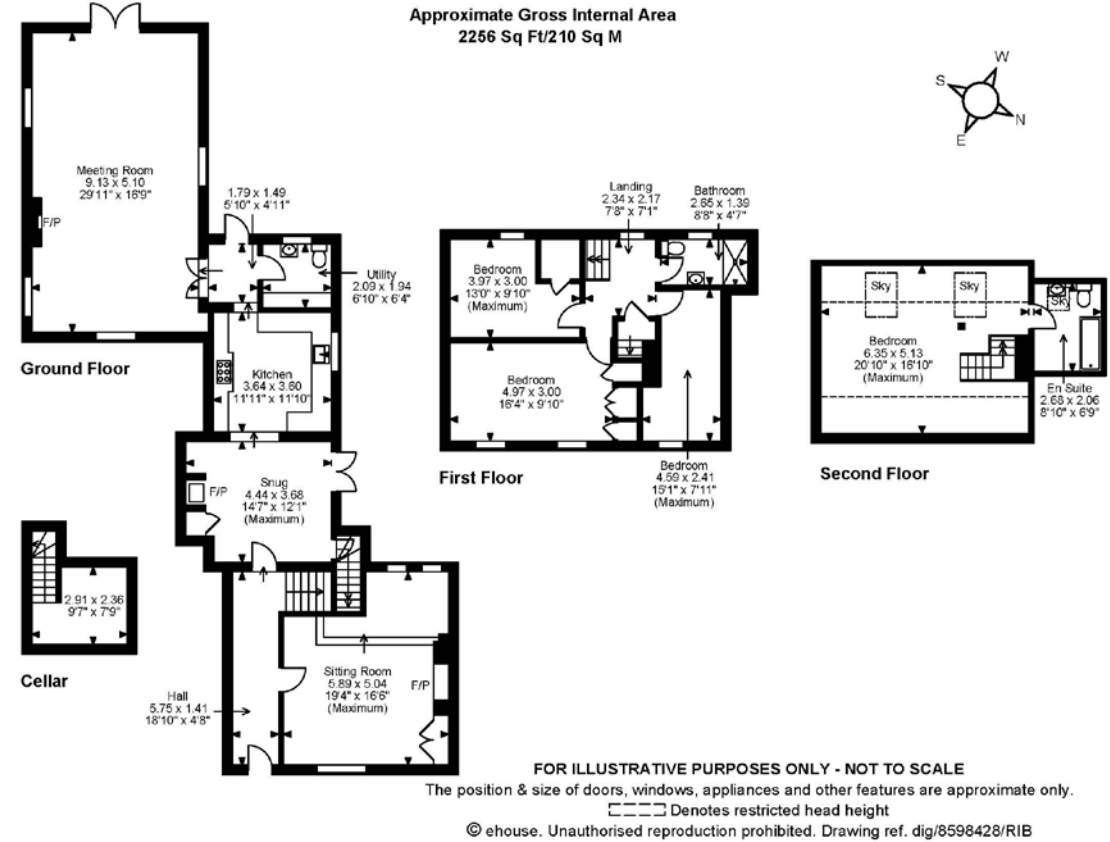
Mid Suffolk District Council
Council Tax Band E

TENURE:

Freehold

SERVICES:

Heating - Gas Central Heating
Mains Electricity
Mains Water
Mains Sewerage
Mains Drainage
Internet Speed: 142 MEG download. 26 upload
Current provider BT, fibre 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.16090663 Lark House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.



Regional Office: Lark House, Valley Lane, Wherstead, Ipswich, Suffolk, IP9 2AX

T +44(0) 3333 606606 **E** info@thelarkpartnership.co.uk