



THE HEART OF HISTORIC WOOLPIT

This stunning Grade II listed family home arranged over three floors stands on The Street in the heart of this historic, thriving village, halfway between Bury St Edmunds and Stowmarket. Built in 1450, it is full of remarkable period features including some rare painted murals. The rooms are large and spacious and the layout versatile. With three reception rooms, two bathrooms and four bedrooms, plus off street parking and a walled garden and a central village location, this is a jewel of a house, perfect for a twenty first century family. Woolpit is extremely well served with amenities and transport links are excellent with the A14 close by and trains running into London Liverpool Street from Stowmarket.





Standing in the centre of historic Woolpit, a delightful Mid Suffolk village, is this stunning Grade II listed house built in around 1450 with accommodation arranged over three floors. It retains all its period features, including some extremely rare medieval murals, yet in spite of its age, is a comfortable and practical family home. It has its own garage with space for a car, plus a further parking space and a pretty, secluded walled garden. The present owners bought it in 2016, attracted by its beauty and charm, small and easy to manage garden and the thriving village community. Since moving in, they have redecorated throughout in Farrow and Ball paint, limewashed the exterior, transformed the garden and built a summerhouse. The house faces out over the The Street and Woolpit is well served with amenities including a primary school, co-op, a pub renowned for delicious food, excellent health centre, dentist, bakery, two tea rooms, fish and chip shop, hairdresser, filling station and garage. There are a vast number of clubs and societies and it is an extremely close knit and supportive community. The parish church of St Mary is Grade I listed and contains the county's most perfect example of an angel hammerbeam roof as well as many rare carvings.

The front door opens into the entrance hall which offers plenty of storage for coats and shoes. Throughout the house, there are many exposed oak beams and trusses. The wide, wooden stairs with an oak door rise from the beautiful sitting room to the left which has a wonderful brick inglenook fireplace with oak bressumer beam, an extremely efficient log burner and brick flooring. The dual aspect drawing room, to the right, is a remarkable space, simply full of history. Over the fireplace are two examples of restored medieval murals thought to have been painted in around 1550 and uncovered in the 1950's. It is thought that the house, originally a hall house, was used as a public meeting space, hence the presence of the murals. With its wooden floorboards, unusual supporting dragon beam, brick fireplace and exposed beams, the drawing room is cosy and welcoming and used by the owners to watch television, relax and socialise. There are Suffolk Latch doors throughout the house. The dining room is a good size floored with quarry tiles and with more than enough space to accommodate everyday family meals and more formal entertaining. A smart shower room opens off the inner lobby and the triple aspect kitchen is at the rear of the house with lovely views out over the back garden. With solid wood worktops, beautiful custom made grey cabinets, a double sink, water softener, Rangemaster oven with gas hob and extractor hood and glossy subway tiles, it is a smart and contemporary space. Opening off is the pantry with shelving and plumbing for a washing machine and dishwasher.



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The wooden staircase leads up to the first floor landing. On this level, as throughout the rest of the house, there are many exposed oak beams giving it a wonderful period feel. In spite of its age, the rooms are large and airy and entirely practical for twenty first century living. The stunning dual aspect principal bedroom benefits from a walk in wardrobe and a feature fireplace. There is also a good sized second bedroom and a smart, contemporary shower room. The staircase rises to the second floor where, in the lofty pitched roof space, there are two further bedrooms. One is presently being used as a home office.



LOCATION

The garden to the rear of the house is entirely in character with its age and provenance. Enclosed by mellow brick and flint walls it's totally private with a shady patio, lovely flowerbeds and shrubs, a pergola, shed, woodstore and summerhouse, perfect for warm evenings spending time with friends and family. Around a third of the garden is cobbled, a fragrant climbing rose climbs up the wall and there is a fruitful apple and crab apple tree. Am old oak gate leads to the detached garage on the lane and the owners are part of the many community events put on by the neighbours.

Located halfway between Bury St Edmunds and Stowmarket, transport links in the village are very good. The A14 is close by and regular fast trains run from Stowmarket into London Liverpool Street. This is the perfect spot for commuters and families alike. There are a number of primary schools locally as well as several high schools and Woolpit is a particularly friendly and close knit village.



KEY INFORMATION

LOCAL SCHOOLS:

- Woolpit Primary Academy 0.5 miles
Rated Good (Outstanding in Leadership & Management)
- Elmswell Community Primary School 1.5 miles
Rated Good
- Norton CEVC Primary School 2.2 miles
Rated Good
- Rattlesden Church of England Primary Academy 2.25 miles
Rated Good
- Thurston Community College 2–3 miles Rated Good
- Bury St Edmunds County High 5 miles Rated Good
- St Benedict's Catholic School 5 miles Rated Good
- Sybil Andrews Academy 5 miles Rated Good

LOCAL AUTHORITY:

Mid Suffolk District Council
Council Tax Band C

TENURE:

Freehold

SERVICES:

Heating Types	Gas Central Heating
Electricity	Mains
Water	Mains
Sewerage	Mains
Internet	68.2 mbps Download. 18.2 mbps upload
Current Provider	BT



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--- Denotes restricted head height
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