



A Historic Beauty
Needham Market | Ipswich | Suffolk

EH
EXQUISITE HOME



“ The present owner will never forget the moment she first walked into the house, nearly four years ago. “That day was the first time I had ever been to Suffolk. We walked into the house and I knew. I just knew. We walked around and made an offer immediately. It was love at first sight. Everyone who comes here feels the same. It has the most remarkable warm, cosy and welcoming atmosphere.”



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A Chequered History

Located on the bustling High Street in the charming market town of Needham Market, this welcoming home is a picture-perfect medieval house. Ideal for family living, it has been completely renovated to a very high standard and has a fascinating history. Grade II listed, it offers a wealth of period features including an inglenook fireplace and exposed beams. With excellent road and rail links, it couldn't be easier to get to where you want to be.

The House That Moved

Originally used as the Guild Hall in nearby Barking, the late 14th century/early 15th century building was moved to Needham Market in around 1632 and turned into a school, following a promise made by Sir Francis Theobald to King James I. Over its long life, it has been a school, a bank, offices and now a family home. The original bank strong room door can still be seen in the utility room.

Unusually for such an old property, there are high ceilings, giving a spacious and airy feeling to all the rooms. Downstairs, there is a charming kitchen and breakfast room with exposed beams, a Rayburn and views on two sides into the garden. This leads directly on to the large dual aspect drawing room, with its bow window looking out on the High Street, lovely views of the garden and an inglenook fireplace complete with woodburning stove. The spacious dining room also has views over the High Street and benefits from an electric fire. There is a shower room on the ground floor, ideal for family living. Upstairs, the large landing

leads to a family bathroom with a delightful Victorian-style claw foot bath, a spacious master bedroom with en-suite and three further bedrooms.

Community Matters

The present owners relish the buzz of living on the High Street in Needham Market. "We're both townies, so we absolutely love the location. The community here is phenomenal. During the recent lock down, my partner was shielding. I don't drive, but our neighbours were so kind and helpful. We love it. We've got a doctor, dentist, Post Office, pub, the station and Alder Carr Farm just down the road, which is lovely for lunch or just a walk. I can come out of the front door and be doing my shopping in minutes. Needham Market has an incredibly vibrant High Street. There's no need to drive anywhere to do the shopping."





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Ideal For Entertaining

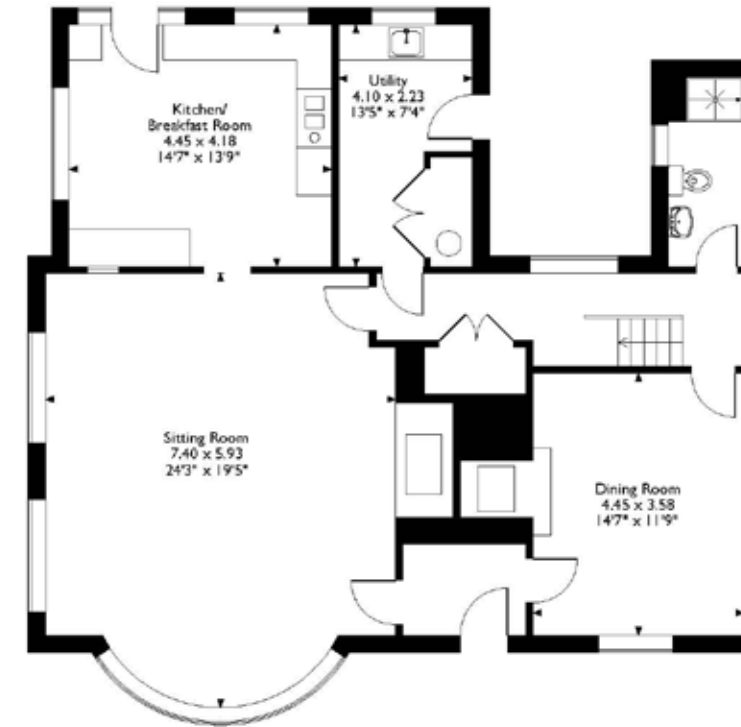
With a sheltered courtyard and sunny garden the property is ideal for entertaining. "The courtyard is great for a relaxed barbecue or a drinks party and in winter, the dining room is wonderful for dinner parties. We have the most magical memories from our Christmases here. Even with all the family staying, there is plenty of room. The rest of the time, it's just the two of us, but there's a lot of space up in the loft. It could easily be converted into another bedroom, a playroom or an office."

Delightful Garden

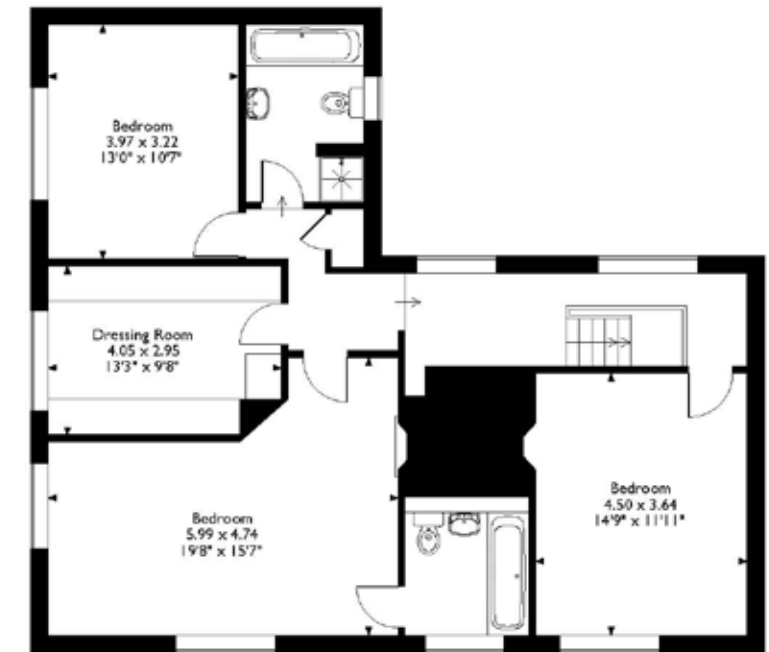
The courtyard is quiet and not overlooked, ideal for a barbecue or just to sit and relax with a coffee and a book. The main garden is partly walled and laid to lawn with a number of well-established shrubs providing shade, perfume and interest. The owners very much enjoy the outside space. "We sunbathe in the garden, which is lovely and sunny. We're not gardeners, but there's plenty of room for container gardening for those who are. We grow herbs for the kitchen and enjoy the dappled shade from the trees and shrubs." Nearby Needham Lake is ideal for a stroll, a run or a walk out with the dog. There are plenty of walks out into the surrounding countryside and a number of charming old buildings on the High Street. Now in its fifth century and second location, this is the perfect family home, ideally located on a historic street in a delightful Suffolk town.



Approximate Gross Internal Area
204 Sq M/2201 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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