



EH

EXQUISITE
HOME

STUNNING SOUTH SUFFOLK

Standing on a quiet road in a beautiful expanse of open countryside and farmland is this delightful detached house, awash with history yet benefitting from not being listed. It was originally constructed in the early nineteenth century as an agricultural barn and comprises of the barn and attached stables. It retains its period features and charm and offers spacious and versatile accommodation. The present owners bought it five years ago and have redecorated it throughout to a very high standard.





The barn-style front door opens into a generously sized entrance hallway with a smart cloakroom off it. To the right is the charming drawing room with its brick fireplace, brick hearth and oak bressumer beam with log burner. There are plenty of original exposed beams and trusses in here, all of which have been painted in white. Leading off, as part of the L shaped ground floor, is the dual aspect sitting room with attractive porcelain floor tiles and bifolds opening on to the garden. Generous and flooded with light, it is a delightful space, perfect for multi-generational living. It flows naturally into the stunning open plan kitchen/dining/living area. This lovely space also has bifolds leading outside, the owners add; 'there is an amazing view from the kitchen and dining room across the fields...this is one of the main reasons we bought the house. The garden is also a haven for wildlife; an amazing range of wildlife visit the garden and we often see red kites and buzzards flying overhead.' With its granite worktops, on trend dark cabinets, two islands, one with seating and one with a sink and four ring induction hob, pendant lighting, integrated electric oven and dishwasher, wood burner and ceiling beams, it takes contemporary design and married it with its historic surroundings. The bifold doors open up on to a gravelled seating area with a pergola, up which various fragrant climbing plants such as honeysuckle, rambling roses or clematis could be trained. It may also be possible to cultivate a grapevine since the garden is south facing and very sunny.

To the left of the hall is an accommodation suite which could easily be used as an annexe for an elderly family member, in the past, prior to the current owners purchase, the annexe had been used as an Airbnb. A cosy snug/living area with delightful views over the garden leads into the accessible bedroom/sitting room and there is a shower room, kitchenette and sunny conservatory which also offers independent access and completes this part of the house. The staircase rises from the entrance hall up to the first floor with its impressive galleried landing. The stunning dual aspect principal bedroom is illuminated by natural light pouring through the bay window and it benefits from a four piece en suite bathroom with bath and shower, newly installed in 2021. There are two further double bedrooms on this floor as well as a sleek and contemporary three piece family bathroom with shower and heated towel rail, installed in 2021. The staircase leads up to the second floor with two further large double bedrooms (one with eaves storage) and both with Velux windows, making the most of the beautiful open spaces around the house.





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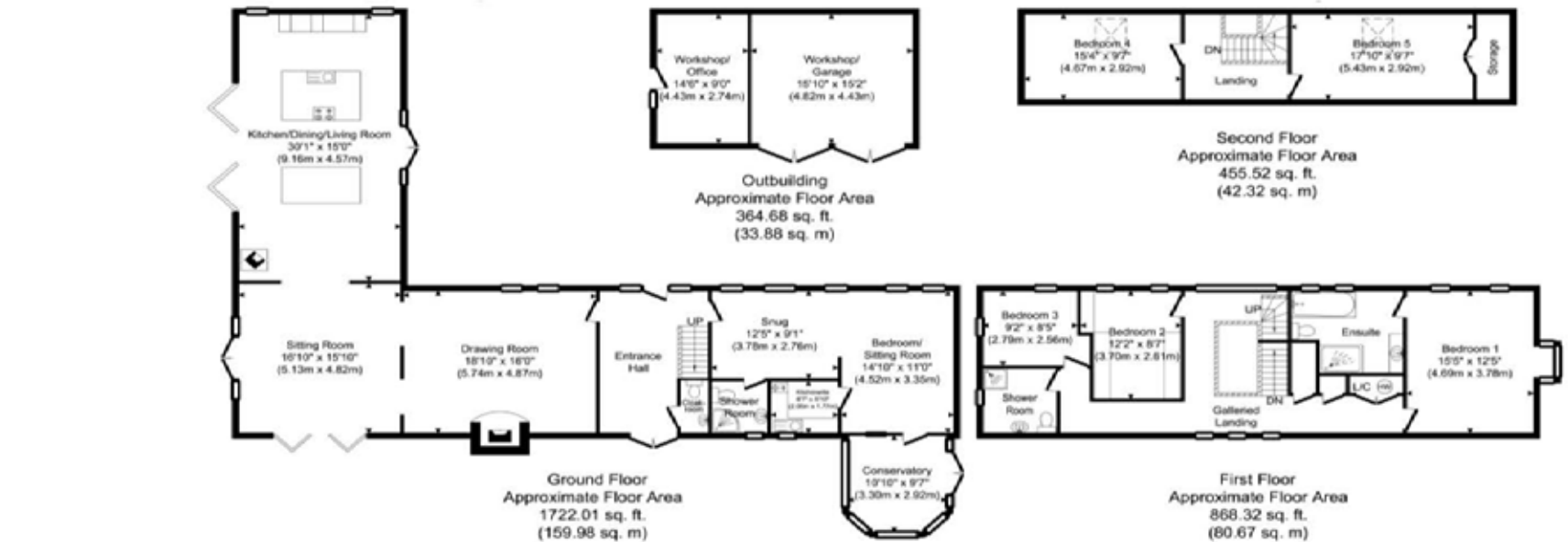


LOCATION

Outside, as one would expect from a building of this type and character, there is a brick built large workshop and double garage with timber doors, there is potential to turn the workshop area of the garage into a home office. There has been attractive planting around it and its venerable style very much chimes with that of the house. The rest of the south facing garden is laid to lawn and benefits from two mature plum trees, two eating apple trees and a mature walnut. There are also raised beds in which vegetables could be grown and there is more than enough room for children’s play equipment and more planting if required.

The village of Shimpling in south Suffolk lies around ten miles south of Bury St Edmunds and seven and a half miles north of Sudbury. It is located in a particularly beautiful part of the county, surrounded by unspoilt countryside and arable land. Within the Suffolk Landscape Character Assessment, the parish is within an area defined as “undulating ancient farmlands,” “ancient rolling farmlands” and “rolling valley farmlands.” Parts of two sites of Special Scientific Interest, the ancient woodlands of Frithy and Chadacre Woods and Kentwell Woods are found here. Shimpling has a village hall, a children’s playground and the historic twelfth century round towered parish church of St George’s containing some wonderful medieval stained glass windows. There is a well-regarded village pub, The Bush, which is an easy ¾ mile walk from the barn and many local footpaths and ‘permissive paths’ around the local farmland. The village of Lawshall, two and a half miles away, has a pub and a primary school. The Swan at Lawshall is 1.5 miles and a walk through the countryside to The Crown at Hartest is 1.75 miles. Shimpling is close to the A134 which links it with Bury St Edmunds and Sudbury, and for those who need to commute for work, regular trains run from Bury St Edmunds to Ely and to Ipswich, where connecting services to London Liverpool Street can be found.

Schools, cafes, pubs, restaurants and leisure activities are plentiful in nearby Sudbury and Bury, but the unspoilt rural expanse of countryside around Shimpling as far as the eye can see gives it a delightfully timeless appeal. There are primary schools in Lawshall and Hartest, two high schools in Sudbury and one in Bury St Edmunds. With a charming village setting, unparalleled views, an immaculate and versatile interior and good transport links, this is a house which must be viewed to be fully appreciated.



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.



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