

EH

EXQUISITE
HOME



A LANDMARK HOUSE FULL OF HISTORY

Standing in 2.7 acres in West Stow, six miles from Bury St Edmunds, is this remarkable former school house built in 1836. The author JM Barrie visited several times, making sketches which he gave his friend, the illustrator Arthur Rackham. The building and grounds inspired part of his most famous book, Peter Pan, and the illustrations in the early editions were based upon it. These days, the house is a delightful family home, restored by its present owners to the very highest of standards, offering a versatile interior, many charming period features and simply wonderful grounds. Since buying this remarkable house three years ago, they have completely redesigned and remodelled it, transforming it into a practical and comfortable family home while retaining all its period charm. They have completely rewired and re-plumbed, put a new roof on the landing, installed a steam room, replaced the kitchen and bathrooms, installed new radiators throughout, re-floored and redecorated throughout in Little Greene paint.





A pair of electric gates lead on to the sweeping gravel drive which ends in a circular sweep. There is space for multiple cars at the front. The front door and porch opens into the outer entrance hall floored in limestone tiles, as is much of the ground floor. To the left is a cloakroom and the boot room, with one wall papered in Mind The Gap "The Huntsman" and the ceiling painted in Little Greene's Sir Lutyens' Sage. The majestic sitting room was once the main school classroom with the school bell suspended from the centre of the ceiling. Today, it retains its vaulted ceiling, wooden ceiling beams and splendid fireplace with Clearview wood burner. The surround was gifted to a previous Headmistress by Newnham College. Built in bookshelves surround it and it is a cosy, pretty room, much loved by the owners, painted in Little Greene's Rolling Fog Light, as is the hallway. Next door is the dining room with a fireplace, log burner, pendant lighting and two skylights, painted in Little Greene's Clay. The generous central hallway where the staircase rises to the first floor has useful fitted cupboards and is painted in Little Greene's Rolling Fog Mid. The study is flooded with natural light streaming through its two skylights and there are doors out to the garden. The shower and steam room are sleek and elegant with a chrome towel heater. There is a useful second cloakroom. The splendid kitchen, designed and built by Eadenstone Kitchens has solid wood cabinets, Silestone worktops, a double ceramic Butler sink, an integrated double electric oven by Neff with slide and glide doors, a Neff induction hob, a Quooker tap, integrated Siemens dishwasher, central island with granite top and an integrated wine fridge and exceptionally generous storage and preparation space. An arch leads through to the sunny breakfast room. The ground floor accommodation is completed by the utility room with plumbing for a washing machine and tumble dryer, plus bespoke dog shower.

The clever design and décor continues on the first floor. The staircase rises to the generous landing with sunlight pouring in through the electrically operated skylights and painted in Little Greene's Rolling Fog Light. The charming principal bedroom adorned with monochrome contemporary wallpaper, benefits from built in wardrobes, a sleek en suite shower room and a bespoke balcony with custom-made ironmongery to a Victorian design. The owners often sit and gaze out over the spreading countryside while enjoying a coffee or a book. The dual aspect second bedroom is absolutely delightful and was once the Headmistress's bedroom. With its window seat, built in storage and feature fireplace, painted in Clay Mid, it has wonderful views over the meadow at the back of the house which is part of the conservation area. The beautifully bright third bedroom is painted in Verditer. The bespoke dressing room, next to the second bedroom, is particularly enticing, with its bespoke storage and Mind The Gap wallpaper in Equestrian with a Persian theme. The three piece family bathroom with bath and shower over, glossy white subway tiles and chrome tiler heater is spacious and charming, and both bathrooms on the first floor have electric underfloor heating.









At right angles to the house is the two-storey annexe. The ground floor has a reception room, kitchen and bathroom and the first floor is presently used as a home gym and music room. It has an oriel window with coloured glass. The owners have obtained planning permission to build a room joining the annexe to the main house, which expires in December 2025. Both the house and the annexe benefit from ultra-fast broadband.

Woodland with natural walks and glades, lawn, paved areas and seating areas make up the charming gardens. Outside, there is decking with a wood-fired sauna, plunge pool and summerhouse, wonderful for wellness and natural health. Solar panels with battery storage and an electric car charger bring this wonderful property right up to date.

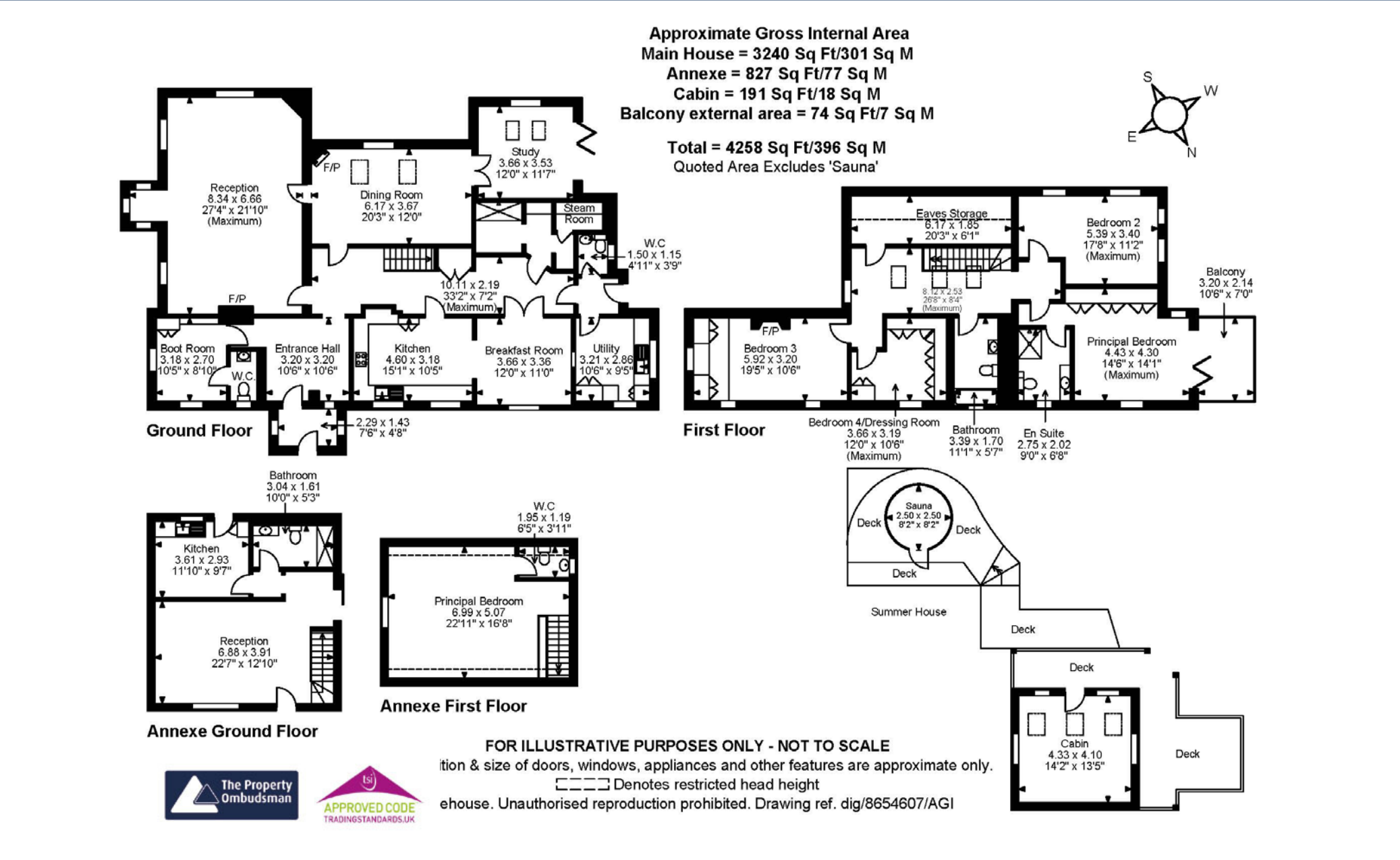
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	61	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
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LOCATION

The house is in a charming rural setting, but only a short drive away from beautiful Bury St Edmunds with its historical Cathedral, the Abbey Gardens, mix of independent shops, cafés and restaurants, wonderful architecture and strong cultural scene. Theftford Forest lies to the north and is the perfect place for walking, running and cycling in the beauties of nature. This is ideal for dog walkers, with endless choices for lovely walks. Rural, yet close to all amenities, West Stow is a delightful village.

Transport links here are excellent, with the A14, the A11 and the A134 within easy reach. Regular fast trains run from Bury St Edmunds into London, Cambridge, Peterborough and Ipswich, making this an ideal spot for anyone who has to travel into work.



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