



EH

EXQUISITE
HOME



CHARMING PERIOD HOME IN A RURAL SETTING

In the Mid-Suffolk village of Buxhall is this handsome detached family home, built in 1790 and originally two mill workers' cottages. It benefits from three reception rooms, a cloakroom, stunning kitchen painted in Farrow and Ball paint, two smart and contemporary bathrooms and five bedrooms, all decorated to a very high standard. It stands on a very generous plot with parking to the front, a garage and a garden which amounts to one third of an acre and a further three quarters of an acre paddock with stable. The property is just over three miles west of Stowmarket, which has excellent transport links with regular fast trains running to Ipswich and thence to London Liverpool Street from Stowmarket, and the A14 is also accessible from Stowmarket. Buxhall itself has a pub/restaurant, a recreation ground with children's play area, a thriving village hall, the Grade I listed parish church of St Mary's dating back to the fourteenth century and a windmill dating back to 1861. The owners bought their house twenty years ago and have significantly improved it, redecorating throughout, installing two new wood burners, replacing the windows and heating system and a new roof.

The front porch leads into a small hallway with the main staircase rising to the first floor. There are three reception rooms on this floor, all with wonderful period features such as brick fireplaces and exposed beams. The cosy triple aspect sitting room is absolutely charming, with an exposed brick chimney breast, shelving to the left of the fireplace which is made of brick with oak bressumer beam, tiled hearth and a wood burner. This is the perfect place to curl up with a good book and a glass of wine on a cold winter's evening. Open truss work leads to the welcoming snug next door with an original fireplace and glazed door to the garden. The dining room, with its wooden floorboards, Suffolk latch doors, inglenook brick fireplace with oak bressumer beam, tiled hearth and wood burner, plus a cupboard under the stairs with the original brick flooring. This makes the ideal space for hosting dinner parties, entertaining and Christmas celebrations. The third reception room has a feature brick fireplace and plenty of potential. It could continue with its present use as a reception room, be employed as an accessible downstairs bedroom, or, if desired, and with the correct planning permission in place, converted into an annexe along with the shower room next door and the integrated garage. The second staircase rises from the snug to the landing upstairs. There is a smart, contemporary cloakroom, perfect for guests. The stunning bespoke kitchen is from The Pine Company in Stowlangtoft. The freestanding cabinets are painted in Farrow and Ball's Pale Blue, it has solid wooden worktops, a ceramic Belfast sink, a larder cupboard, exposed ceiling beams, tongue and groove panelling on the walls, an electric range cooker and space for a dishwasher and freestanding fridge/freezer. There is a stable door out to the garden. The utility room next door has plumbing for a washing machine and tumble dryer.





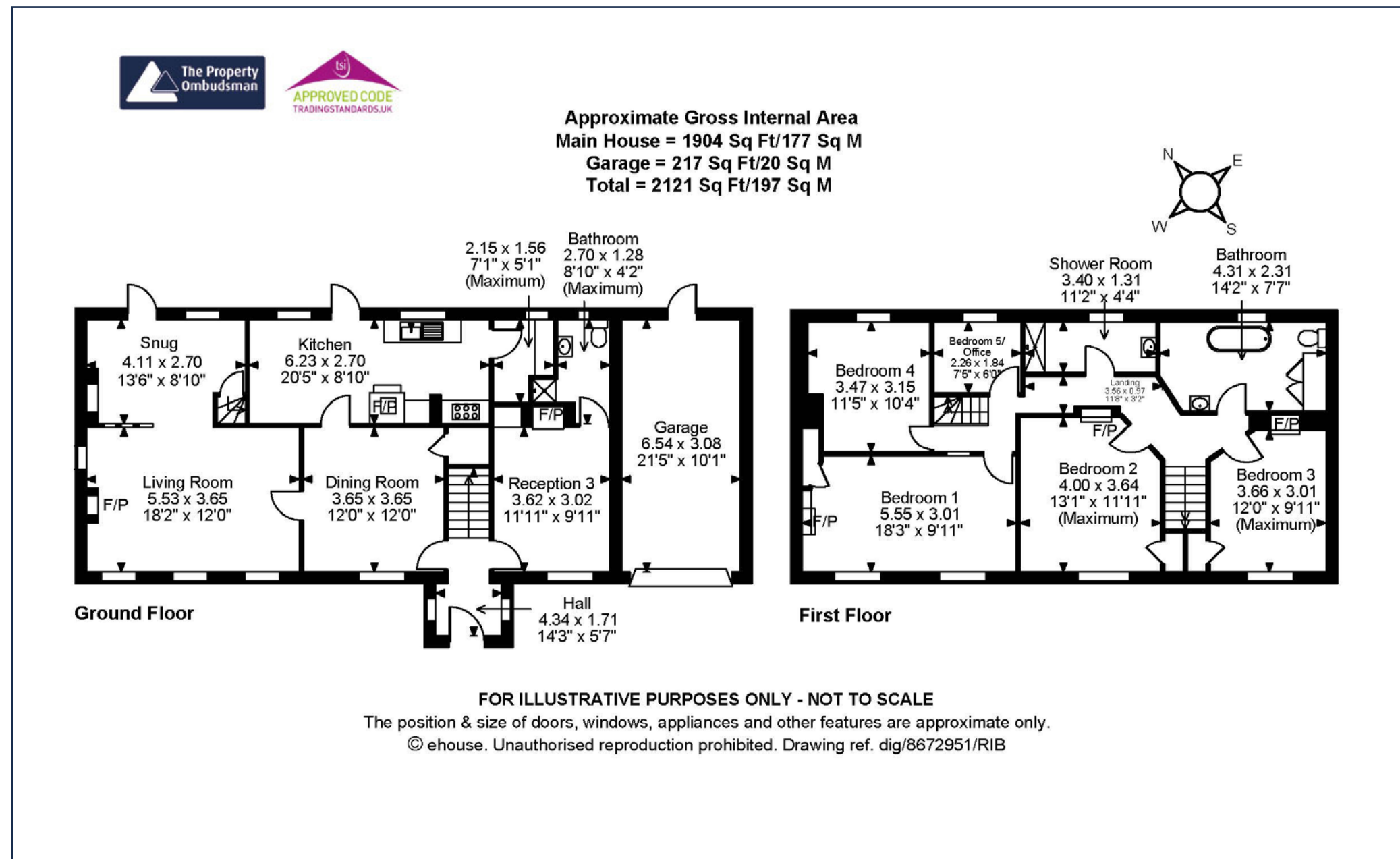
VERSATILE SPACE WITH PERIOD CHARM

The main staircase rises to the landing from which radiate the second and third bedrooms, good sized doubles both with attractive original feature fireplaces and a shared shelved cupboard. Opposite them is the attractive three piece family bathroom with a freestanding claw foot bath with hand-held shower attachment, chrome heated towel rail, airing cupboard with shelving and exposed beam. Next door is the smart shower room with large walk in shower, basin and a chrome towel heater. Further along the landing can be found the principal bedroom, a double with a feature fireplace, built in cupboard and two windows, the fourth bedroom which is a small double and the fifth bedroom, currently being used as a home office. Three of the bedrooms benefit from attractive original fireplaces, giving them a real air of history. The loft has light and power and is ideal for storage.

LOCATION

The back garden is southeast facing, enclosed and entirely private. There is a gate which leads to a footpath across the fields. At the back of the house is a paved terrace, perfect for al fresco entertaining and barbecues. The rest of the garden is laid to lawn, with mature planting and a summerhouse with power and light, tool shed, potting shed and storage shed. Next door is a three quarters of an acre field, currently used to pasture sheep and keep chickens, which greatly benefits from a stable and running water. Trees overhang the footpath and the owners use the wood for their wood burners. There is a lovely view of Buxhall Mill from the garden.

The village stands in unspoiled countryside but is close to all the amenities one might need. There are primary schools in nearby Rattlesden and Great Finborough, as well as an independent school in Great Finborough. Rattlesden also has a shop and Post Office, thriving village hall and two pubs. Nearby Stowmarket has plenty of shopping and leisure facilities, as well as a high school, and just a couple of miles up the road, there is another high school at Stowupland, making this the perfect location for families and commuters alike.



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.



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