



A HOME STEEPED IN HISTORY

Every classic English village has its thatched cottage and in Mendlesham, a particularly picturesque example awaits. This unique home blends period beauty with 21st-century comfort and practicality, proof that enduring craftsmanship and thoughtful stewardship can go hand in hand. It is, quite simply, a slice of history, lovingly cared for and ready to be part of your future.



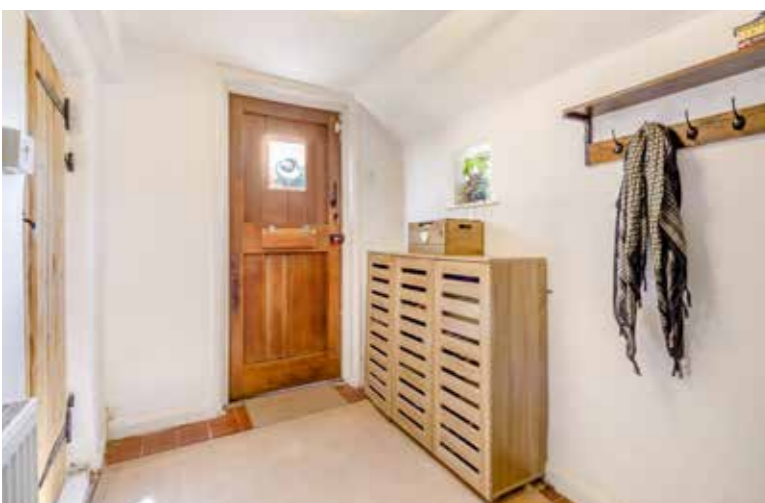
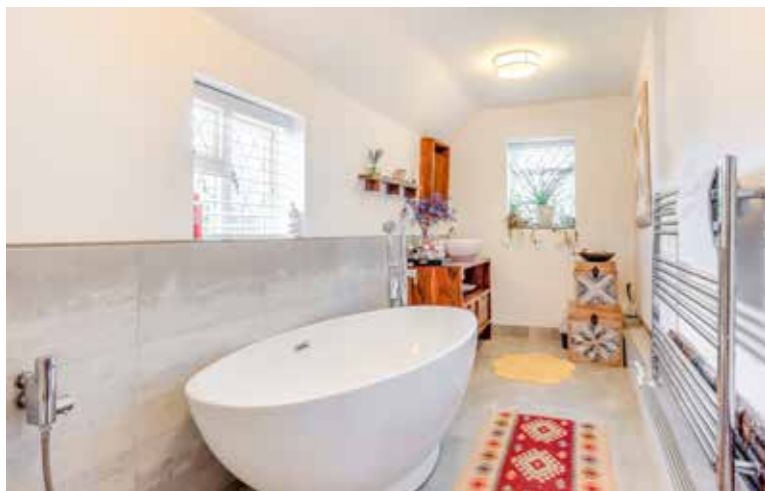


One of the most beautiful homes in the village is this Grade II listed, chocolate-box cottage, parts of which date back over 500 years. With its origins in the 15th century and later additions in the 16th and 17th centuries, it's a remarkable example of a traditional Suffolk Long House; timber-frame, wattle and daub construction, complete with lathe and plaster interiors and a long straw thatched roof. This house was built to last and its current owners have made every effort to ensure it continues to thrive. From new electrics and a modern boiler to regular thatch combing, chimney sweeping, and the careful restoration of exposed beams, this home has been lovingly maintained and thoughtfully improved throughout.

Unusually for a home of its age, the interiors are spacious and flooded with natural light, thanks to high ceilings and generously proportioned rooms. The layout is both charming and practical. A small entrance lobby leads into a dual-aspect living room with a magnificent inglenook fireplace, complete with oak bressumer beam and fire hood. This atmospheric space, with its exposed timbers, feels like stepping back in time, yet remains perfectly suited to modern family life. Next door, another large dual-aspect reception room offers a wood-burning stove and additional flexibility for living or entertaining.

A formal dining room provides the perfect setting for special occasions and is complemented by a beautifully fitted kitchen/breakfast room with pale cabinetry, marble worktops, an island with seating, and integrated appliances. There's plenty of space for everyday meals, and a stable door opens onto the garden, ideal for warm days when you want to let in the sunshine and fresh air. A stylish family bathroom with a freestanding oval bath, floor-mounted taps, and a chrome towel rail completes the ground floor. Upstairs, the enchantment continues. All four bedrooms are tucked under the pitch of the roof, giving a romantic, cottage-like feel while still offering excellent headroom and natural light. The principal bedroom is generously sized and dual-aspect, with an exposed brick chimney breast adding character. The second bedroom also enjoys dual aspects, while the third is a spacious double. The fourth, slightly smaller, would make a perfect nursery, home office, or hobby room. A contemporary family bathroom includes a walk-in shower, countertop basin, and chrome fittings, all blending seamlessly with the period charm.





"The spacious kitchen offers a charming blend of period features and modern functionality..."



LOCATION

The third-of-an-acre plot surrounding the property is designed for ease of maintenance and quiet enjoyment. The garden is mostly laid to lawn with mature trees and borders, providing a tranquil and private setting. A standout feature is the moat, which encircles the home on one side and has been attractively enclosed with classic estate fencing—ensuring safety for children and pets while preserving the stunning view. The current owners have cherished many peaceful evenings on the deck, watching wildlife on the water.

Hidden discreetly beneath the lawn is an efficient, modern sewage treatment plant, far easier to maintain than a traditional septic tank that returns clean water to the moat. At the far end of the garden, behind a white picket fence, lies a productive potager complete with greenhouse and chicken run for those keen to enjoy home-grown produce and a taste of rural living. A large traditional outbuilding in black featheredge boarding houses a single garage, workshop, utility area, and garden store. A mature wisteria climbs its walls, bursting into fragrant purple bloom in spring.

Mendlesham, nestled among the rolling pastures and farmland of Mid Suffolk, is just seven miles from the thriving market towns of Eye and Stowmarket. Despite its peaceful, rural setting, Mendlesham is superbly connected: the A140 and A14 are nearby, and Stowmarket station offers regular fast trains to London Liverpool Street, making it a perfect spot for commuters and families alike. The village itself is unspoilt and close-knit, boasting a primary school, a popular pub, bakery, fish and chip shop, convenience store, Post Office, and even an annual May Day street fair. Its medieval Grade I listed church, St Mary the Virgin, stands at the heart of the community, just one of many enduring reminders of the area's rich heritage.



KEY INFORMATION

LOCAL SCHOOLS:

- Mendlesham Primary School, 0.7 Miles, Rated Good
- Wetheringsett Church of England Primary School, 3.2 Miles, Rated Good.
- Old Newton Church of England Primary School, 3.2 Miles, Rated Good.
- Debenham High School, 4.16 Miles, Rated Good.
- Finborough School, approximately 2 miles, an Independent co-educational day and boarding school for students aged 2 to 18.

LOCAL AUTHORITY:

Mid Suffolk District Council
Council Tax Band F

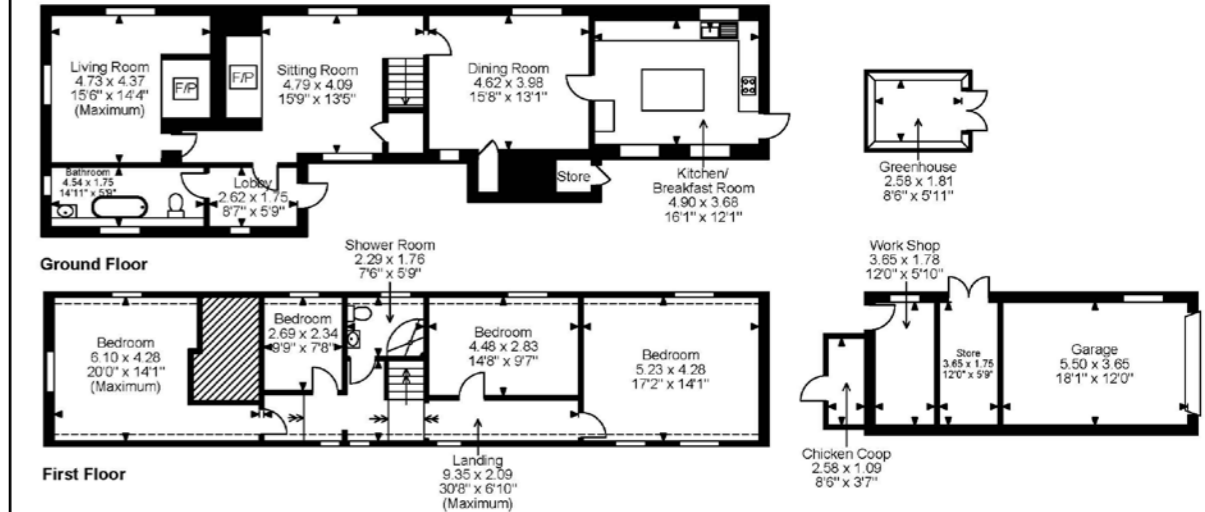
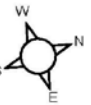
TENURE:

Freehold

SERVICES:

Heating Types: Oil
Electricity: Mains
Water: Mains
Drainage: Private Drainage - Klargestar, Installed 2019
Internet Speed: Guaranteed 130 Mbps.
Current provider: Sky

Approximate Gross Internal Area
Main House = 1886 Sq Ft/175 Sq M
Garage = 216 Sq Ft/20 Sq M
Outbuildings = 232 Sq Ft/22 Sq M
Total = 2334 Sq Ft/217 Sq M



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The position & size of doors, windows, appliances and other features are approximate only.
□ Denotes restricted head height
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Regional Office: Lark House, Valley Lane, Wherstead, Ipswich, Suffolk, IP9 2AX

T +44(0)3333 606606 **E** info@thelarkpartnership.co.uk