



**The Rosery**  
**Hemingstone, Suffolk**

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# The Rosery, Bulls Road, Hemingstone, Suffolk, IP6 9RF

The idyllic rural village of Hemingstone has the Parish Church of Gregory together with the affectionately named 'Hut' as the social centre of the village, a WW1 hut from Rendlesham Forest gifted to the village in 1920. The village offers fabulous country walks and nearby villages offer amenities including village stores and public houses. The nearby towns of Needham Market, Stowmarket and Debenham offer further amenities including schooling, shopping and recreational facilities together with a rail link to London Liverpool Street. Primary schools can be found at Claydon, Helmingham, Otley and Henley with nearby senior schools at Claydon, Farlingaye in Woodbridge and the well reputed Debenham High School.

An impressive detached thatched Grade II Listed farmhouse with extended wing that offers versatile accommodation for an annexe accommodation and large home office. The Rosery has been maintained and is presented to an excellent order throughout whilst offering many notable period features of particular note is the impressive display of exposed timbers and studwork to name but a few. The property is further enhanced by its excellent grounds that are believed to measure approximately 1 acre that create an idyllic setting within this highly favoured Suffolk hamlet.

## A superb Grade II Listed detached thatched cottage having grounds believed to measure approximately one acre with wonderful countryside views.

Entrance door opening through to;

**ENTRANCE HALL:** A large welcoming area that connects the recently constructed ground floor wing to the original thatched cottage. Airing cupboard.

**SITTING ROOM:** Located at the far side of the cottage this excellent room displays an abundance of exposed timbers and studwork with an attractive red brick fireplace with inset Franklin multi fuel stove that creates the main focal point of the room. This room offers dual aspect and has double doors opening to the terrace allowing one the opportunity for al fresco dining and entertaining on warm summer afternoons. Further doors open to the kitchen, dining room, conservatory and inner lobby.

**INNER LOBBY:** With staircase rising to first floor. Door to family bathroom.

**DINING ROOM:** Located at the rear of the cottage this delightful room again offers a superb display of exposed timbers and studwork with

attractive brick fireplace having bressummer beam. Large cupboard. Further external door to the grounds. Opening to side lobby.

**SIDE LOBBY:** With door into kitchen. Aspect to the garden and staircase rising to the first floor.

**KITCHEN:** Being a country style kitchen fitted with hand made solid oak fronted wall and base units under work preparation surfaces that incorporate a sink unit with mixer tap, separate drinking tap and single drainer. Further integrated appliances include Neff oven and grill and dishwasher. Space for upright fridge/freezer. The Rangemaster set in the fireplace is available by separate negotiation. This charming room offers front aspect, slate tiled flooring, exposed timbers and studwork. Door to pantry cupboard.

**CONSERVATORY:** (Accessed off the sitting room). A well-placed room with door giving access to the grounds and offering views of the gardens.

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**FAMILY BATHROOM:** (Accessed off the inner lobby). Panelled bath with shower over and part tiled surround, low level W.C. and pedestal wash hand basin.

**FAMILY ROOM/GROUND FLOOR BEDROOM:** A wonderful versatile area created and currently used by the present owners as a bedroom, however would lend itself to a multiple of uses if so required. Triple aspect and under a timbered part vaulted ceiling. French doors leading out to the rear garden allowing one the potential to enjoy warm summer afternoons.

**HOME OFFICE:** Again another versatile space currently being used as a home office by the present owners with dual aspect and views to the gardens.

**WET ROOM:** Fitted with a shower having tiled surround, low level W.C. and wall mounted wash hand basin. Heated towel rail.

**UTILITY/LAUNDRY ROOM:** Having spaces and plumbing for washing machine and tumble dryer. Rear aspect.

## First floor

(Accessed via staircase from inner lobby)

**BEDROOM 1:** A delightful double aspect room offering a wealth of exposed timbers and studwork under a vaulted ceiling having excellent far reaching countryside views. Access through to bedroom 2. Door to;

**EN SUITE CLOAKROOM:** Having timbered ceiling, low level W.C. and wall mounted wash hand basin.

**BEDROOM 2:** Located in the centre of the property and accessed via bedroom 1 and bedroom 3 this delightful room offers rear aspect and would lend itself to be an excellent dressing area to accompany bedroom 1. This

room also offers wonderful countryside views. Door to bedroom 3 and door to;

**EN SUITE CLOAKROOM:** Having low level W.C. and wash hand basin.

(Accessed via staircase from lobby off the dining room and kitchen)

**BEDROOM 3:** Having its own staircase with a wealth of exposed timbers and studwork and again offering countryside views to the garden and fields beyond.

## Outside

The Rosery is accessed via a driveway that leads to a designated parking area for numerous vehicles and a timber garage. The garage is fitted with power and light connected and leads to a timber store with a further timber workshop again having power and light connected. A further outbuilding of brick construction with pantilled roof and power and light connected housing the mechanisms for the bore hole.

The remainder of the grounds are a genuine delight and possibly one of the main key selling features of the property providing an idyllic setting. The grounds have been meticulously cared for and are wonderfully landscaped with an abundance of flowering beds and borders with well-established trees, ideally placed terraced areas and an attractive shingle bed featuring a water fountain. The remainder of the grounds are made up of an expansive lawn area.

**In all about 1 acre.**

## AGENTS NOTE:

- The current owners inform us the property is on private water and sewerage. The independent water system was installed approximately 13 years ago is serviced yearly providing pure water



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from a 75' bore hole. For further information please contact the office.

- There is planning permission granted for a 16 panel ground mounted solar panel installation which with battery backup which would be enough to power the property.

**SERVICES:** Mains electricity connected. Private water and drainage (see agents note). Oil fired central heating. **NOTE:** None of these services have been tested by the agent.

**LOCAL AUTHORITY:** Mid Suffolk District Council. Band E.

**BROADBAND AND MOBILE:** Please see our website and Ofcom.org.uk for further details

**VIEWING:** Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245.

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract



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