



**Stable House**  
**Old Market Street, Mendlesham.**

**DAVID  
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# Stable House, Old Market Street, Mendlesham, IP14 5RZ.

Mendlesham is a charming village in Suffolk, offering a peaceful and picturesque setting for anyone looking to escape the hustle and bustle of city life. Located around 5 miles northeast of Stowmarket, this village combines rich history with modern conveniences, making it an ideal spot for those seeking a slower pace of life while still having access to essential services.

Tucked away in the heart of Mendlesham, Stable House is a charming attached cottage, thoughtfully converted from a former stable block to offer a perfect blend of period character and modern convenience. This beautifully presented three-bedroom home is full of charm, featuring exposed ceiling beams, an inglenook fireplace, and a stylish farmhouse-style kitchen, all complemented by contemporary comforts, including a recently updated bathroom and radiator central heating

## Stable House is a charming attached cottage, thoughtfully converted from a former stable block to offer a perfect blend of period character and modern convenience.

### Key Features:

- **Charming period home** – Thoughtfully converted from a former stable block with exposed beams and an inglenook fireplace.
- **Spacious kitchen/dining room** – A stunning farmhouse-style space with modern units, a central island, and a range-style cooker.
- **Characterful sitting room** – Featuring a wood-burning stove set within an inglenook fireplace and oak flooring.
- **Three well-proportioned bedrooms** – With the option to use the third bedroom as a dressing room.
- **Stylishly updated bathroom** – Boasting a freestanding clawfoot bath, separate shower cubicle, and period-inspired fittings.
- **Private rear garden** – Enclosed and secure, offering a mix of lawn and shingled areas with a side gate for access.
- **Off-road parking & garage en bloc** – Providing ample parking and additional storage.
- **Sought-after village location** – Nestled in Mendlesham, with local amenities and countryside walks nearby.
- **Integrated speaker system** throughout the house.

### Property Description:

Stepping **inside**, the spacious reception hall/snug immediately sets the tone, offering a welcoming space that flows seamlessly into the inner hallway.

The heart of the home is the superb kitchen/dining room, a characterful space

with exposed beams, a tiled floor, and a range of modern fitted units under solid wood worktops. A central island provides additional storage and preparation space, while a range-style cooker and butler sink adds to the traditional aesthetic. This light-filled, triple-aspect room enjoys views to the front, side, and rear, with direct access to the garden.

The **sitting room** is a real showstopper, boasting exposed beams, a stunning inglenook fireplace with an oak bressummer, and a wood-burning stove, all complemented by warm oak flooring and dual-aspect windows.

**Upstairs**, the character continues with three well-proportioned bedrooms. The **principal bedroom** enjoys a striking exposed brick chimney breast and double-aspect windows, flooding the space with natural light. The second bedroom benefits from fitted wardrobes, while the third bedroom, currently used as a dressing room, could easily be reinstated as a bedroom. The stylishly updated family bathroom features a freestanding clawfoot bath, a separate shower cubicle, a WC, a washbasin, and a heated towel rail. The landing also offers an office / desk space perfect for those working from home.

### Outside

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The enclosed rear garden provides a tranquil and private space, with a combination of lawn and shingle areas, perfect for outdoor dining and relaxation. A side gate provides convenient access, while off-road parking is available to the front and side. In addition, a garage en bloc offers further parking and storage. Additionally, there is a Electric vehicle charging point.

Offering an ideal mix of period charm and modern comfort, Stable House is a delightful home in a sought-after village location.

**SERVICES:** Mains Electricity, Water, Drains and Oil-Fired central heating.

**NOTE:** None of these services have been tested by the agent.

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

**EPC RATING:** TBA

**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 whatsoever 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.



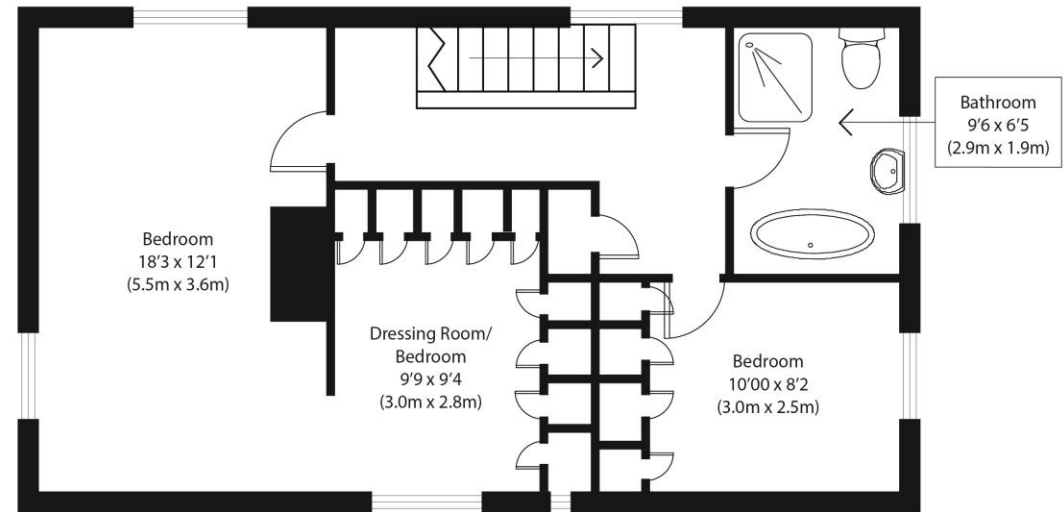




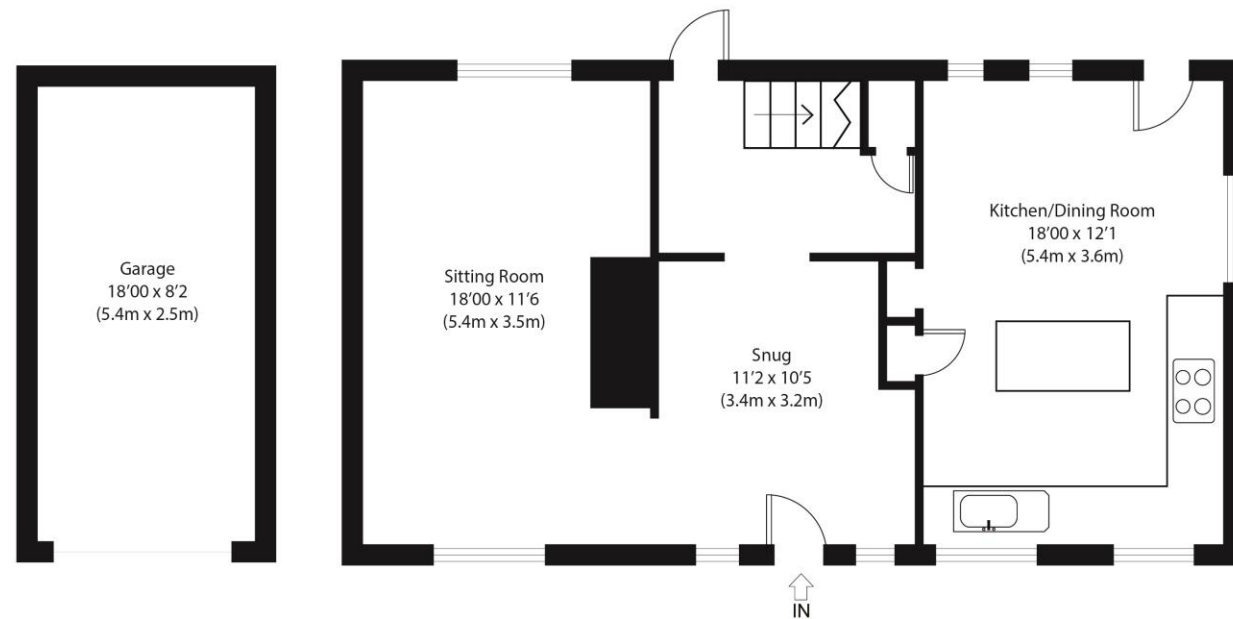
Approximate Gross Internal Area  
Main House 1325 sq ft (123 sq m)  
Garage 150 sq ft (14 sq m)  
Total 1475 sq ft (137 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk

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First Floor



Ground Floor

