



DAVID  
BURR

ROSE HOUSE, 77 HIGH STREET  
BILDESTON, SUFFOLK







# ROSE HOUSE, 77 HIGH STREET, Bildeston, Suffolk

A notable village house of considerable character  
with a wealth of charming period features,  
generous accommodation and a range of useful  
outbuildings with beautifully kept gardens.

Lavenham – 6 miles. Sudbury – 10 miles, the latter  
with commuter link to London Liverpool Street  
Station.

- Grade II listed village home dating back to the 16<sup>th</sup> Century
- Extensive outbuildings
- Carport and further off-road parking
- Drawing room
- Studio with variety of potential uses
- Dining room
- Neatly kept gardens with west-facing orientation
- AGA kitchen/breakfast room with pantry and cold store
- Three local pubs, reputable primary school and village shop/post office
- Sitting room
- Near to beautiful countryside walks
- Utility/boot room and separate cloakroom
- Close walking distance to highly-regarded Doctors surgery
- Useful cellar
- **In all about 0.22 acres**
- Five/six bedrooms
- Two bath/shower rooms





## LOCATION

Bildeston is an attractive village with many fine period properties and a host of superb local amenities. A central market square features a Victorian clock tower, erected in 1864 and a useful village shop/post office adjacent. A total of three public houses include the notable Bildeston Crown Hotel. One of the area's most highly-regarded Doctors surgeries is situated just a few moments walk away and there is also a reputable primary school. St Mary Magdalene's Church is situated on the edge of the village with a thriving community focus and there is the further benefit of a sports field and pavilion with tennis club. An excellent local farm shop with café and further facilities is located at Hollow Trees Farm in Semer, approximately 5 minutes drive away. The medieval village of Lavenham with its wealth of period houses is some 6 miles distant and offers a good selection of shops and services and the market town of Hadleigh, equidistant offering an excellent range of facilities for everyday needs. Buyers requiring links to London can commute via Colchester station (a 40 minute drive and 48 minute train journey) into Liverpool Street or alternatively via Stowmarket main line station some 9 miles distant.

## THE PROPERTY

Rose House is an impressive period home of considerable standing and character situated in a highly-regarded village with a range of local amenities. The property is thought to date back to the 16<sup>th</sup> century at its earliest with subsequent Georgian alterations and an impressive façade with Tuscan porch. Rose House has been the home to 'The Boule-In', a much-loved and highly-acclaimed French antiques Fête which opens seasonally to the public, for which the house has been the perfect venue with its range of outstanding outbuildings and beautifully curated gardens.

The property contains two well-proportioned reception rooms to each side of an entrance hall and a further sitting room and AGA kitchen/breakfast room. A total of five/six bedrooms are served by two bath/shower rooms and a further shower off of bedroom 2. Further benefits include a cellar, ground floor cloakroom and a boot room/utility.

Adjacent to the house, timber double gates open onto a private driveway which leads further onto an area of stone paved terracing which provides additional parking if required. A range of outbuildings include garden/log stores, an open-fronted car port, a superb studio which offers the potential to be utilised as an artist's studio or gymnasium, a workshop, potting shed and plenty of further storage.

Wonderful, partially walled gardens include areas of lawn, neatly kept box-hedging, brick terracing and mature beds.

Offered with **NO ONWARD CHAIN**.



## HOUSE

**TUSCAN PORCH:** With wood columns and a front door leading to:-

**ENTRANCE HALL:** With exposed solid wood flooring, staircase rising to first floor with access to the **CELLAR** below and four-panel doors leading to:-

**DRAWING ROOM:** A particularly impressive reception room with a dual aspect and a fine central open hearth with wooden mantel and a substantial storage cupboard off. Deep skirting throughout and secondary glazed sash windows with fitted shutters.

**DINING ROOM:** Also with exposed wood flooring and with ample room for a large dining table and chairs, central fireplace with recessed display shelving to either side and a secondary glazed sash window overlooking the front garden.

**AGA KITCHEN/BREAKFAST ROOM:** A charming room with high ceilings and a parquet brick floor. Plenty of space for a dining table and chairs and with a range of base level solid wood cabinets with oak worksurfaces incorporating an Armitage Shanks butler sink with mixer tap above and drainers to each side. Integrated electric combination oven with four-ring induction hob over and space and plumbing for a dishwasher. Windows with a pretty outlook over terracing and a two-door AGA Range cooker with twin warming plates with tiled splashback and pine overmantel. Attractive display shelving to one side and with further fitted cupboards. Door leading to second staircase and doors opening onto:-

**COLD STORE:** With a continuation of brick flooring, fitted shelving, power and light and a further useful storage cupboard off.

**PANTRY:** Also with brick flooring and a range of fitted storage worksurfaces, display cabinets and shelving.

**SITTING ROOM/STUDY:** A versatile room with high ceilings and an impressive central fireplace with timber surround, brick hearth and inset wood burning stove. Pamment tile flooring, window overlooking the gardens, useful storage cupboards throughout and a thumb latch door leading to:-

**UTILITY/BOOT ROOM:** Constructed in 2000 with brick flooring and a range of base level units with solid oak worksurfaces incorporating a large butler sink with mixer tap above and drainer to side and with space and plumbing for a washing machine below. Door opening onto the garden and plenty of space for coats and shoes.

**CLOAKROOM:** Containing a traditional style WC and a wash hand basin.

## First Floor

**LANDING:** With access to loft storage space and doors leading to:-

**BEDROOM 1:** A well-proportioned double room with a secondary glazed sash window overlooking the rear terrace. Pretty cast-iron feature fireplace with a generous fitted wardrobe off. Ceramic wash hand basin with storage below and door leading to:-

**DRESSING ROOM/BEDROOM 6:** A versatile room currently utilised as a dressing room and ideally situated adjacent to the principal bedroom. Containing a range of open-fronted wardrobes with inset shelving and hanging rail, outlook over the gardens and a further door leading to:-

**Lobby:** With staircase leading to the kitchen and further thumb latch door leading to:-

**SHOWER ROOM:** Containing a tiled shower cubicle with glass screen door, WC, wash hand basin and fitted storage. Further access to loft storage space.

**BEDROOM 2:** A particularly well-proportioned room with high ceilings and a cast-iron feature fireplace. Window with attractive view over the street scene below and with a tiled shower cubicle off, and a wash hand basin with marble surround and storage below.

**BEDROOM 3:** A double bedroom with an attractive outlook over the street scene.

**BEDROOM 4:** An ideal guest bedroom with storage cupboard off.

**BEDROOM 5:** A charming children's bedroom with high ceilings and outlook over the street scene and a central cast-iron feature fireplace.

**BATHROOM:** A charming room arranged over two levels with exposed studwork, free-standing rolltop bath with claw and ball feet, mixer tap and shower attachment over. Traditional style WC and a corner wash hand basin with tiled surround.

## Lower Ground Floor

**CELLAR:** A useful area accessible via brick and timber stairs with good head height, plenty of space for storage, power and light connected and a sump pump.

## Outside

To the front of the property is a well-kept, enclosed area of gardens bordered by wrought-iron railings on a brick plinth. Steps lead up to the front door via the Tuscan porch.

To the lefthand side of the property are timber double gates with pedestrian gate within opening into a gravel driveway providing **OFF-ROAD PARKING** which opens into a further area of stone paving with the additional potential for parking and a discreetly designed bin store with a gardener's loo adjacent. A range of useful outbuildings include the following:-

**LOG STORE:** A useful area ideal for storage.

**GARDEN STORE:** With a variety of potential uses, power and light connected.

**WORKSHOP:** With power and light connected, exposed timbers and a doorway opening onto an access to the rear of the outbuildings for maintenance.

**STORE ROOM:** With a variety of potential uses, power and light connected and a staircase leading to further loft storage.

**CARPORT:** An open fronted cartlodge with power and light connected.

**STUDIO:** An especially versatile room with tongue-and-groove panel walled, high ceilings and windows allowing for plenty of natural light. Door opening into the garden.

**POTTING SHED:** A pretty lean-to with exposed brickwork and stone paved floor.

The property's garden has been beautifully curated with various areas of seating on attractive brick and stone paved terraces and benefits from a west-facing aspect ensuring the best of the afternoon/evening sunlight. Areas of lawn are interspersed with neatly kept box hedging and well-planted herbaceous borders and which is enclosed in large part by a mellow red brick wall.

**In all about 0.22 acres (sts)**

**SERVICES:** Mains water and drainage. Main electricity connected. Oil fired heating by radiators. **NOTE:** None of these services have been tested by the agent.

**EPC RATING:** Exempt - Listed

**TENURE:** Freehold

**CONSTRUCTION TYPE:** Timber framed and slate front, brick and tile to rear.

**VIEWINGS:** Strictly by prior appointment only through DAVID BURR.

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## AGENT'S NOTES

The property is Grade II listed and situated in a conservation area.

The property benefits from entirely residential status despite its occasional use as a venue for the vendors' business, The Boule-In. As a result, buyers looking to obtain a residential mortgage should be able to do so subject to the usual qualifying criteria for a property of this style.

**POSTCODE:** IP7 7ER

**WHAT3WORDS:** direction.honestly.ducks

**LOCAL AUTHORITY:** Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

**COUNCIL TAX BAND:** F





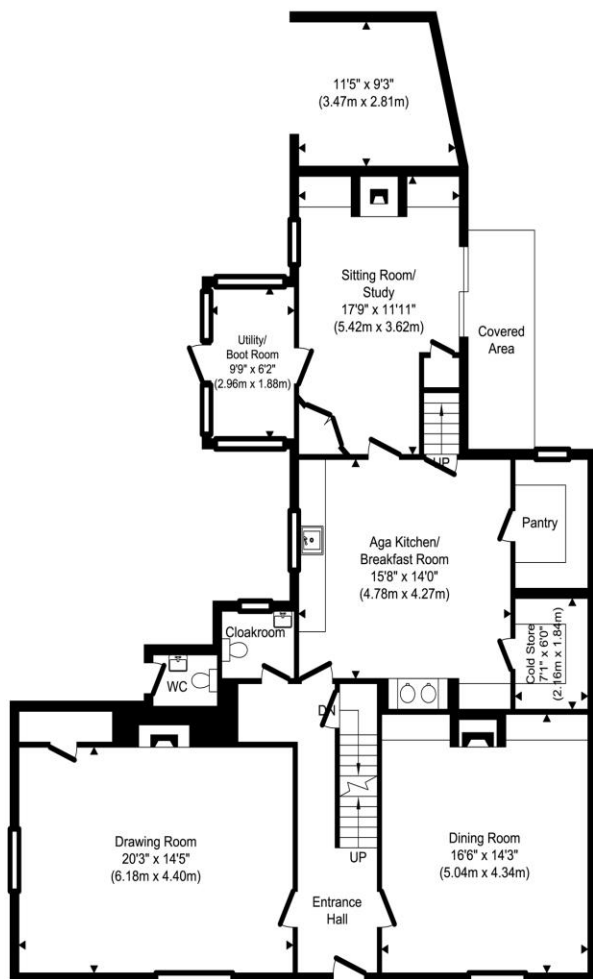




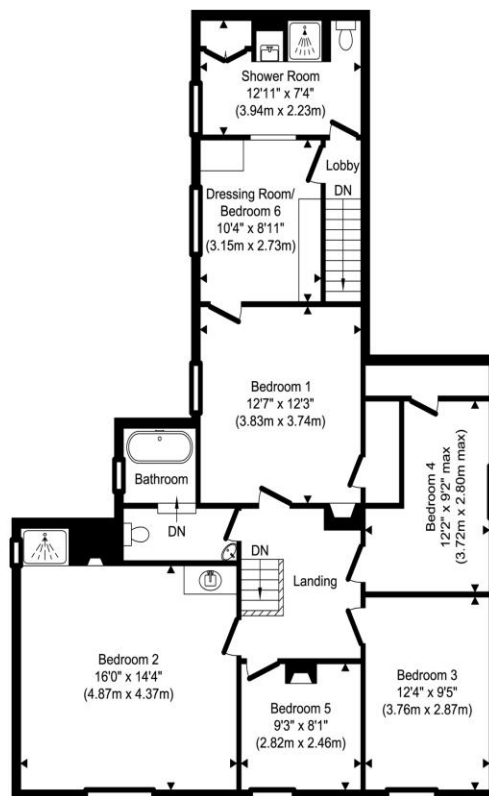
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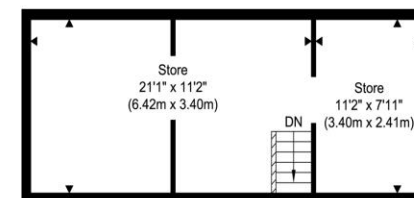




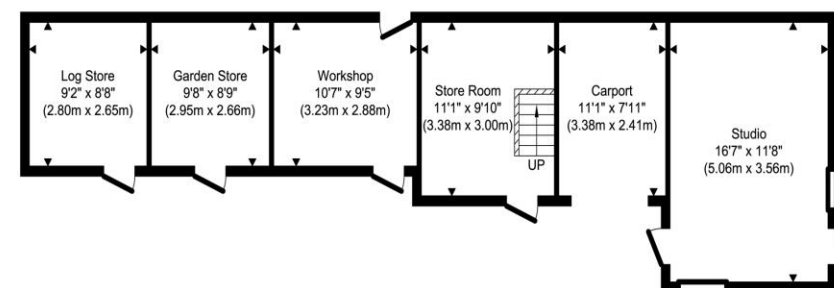
Ground Floor  
Approximate Floor Area  
1493.49 sq. ft.  
(138.75 sq. m)



First Floor  
Approximate Floor Area  
1101.68 sq. ft.  
(102.35 sq. m)



Outbuilding First Floor  
Approximate Floor Area  
321.51 sq. ft.  
(29.87 sq. m)



Outbuilding Ground Floor  
Approximate Floor Area  
664.34 sq. ft.  
(61.72 sq. m)

TOTAL APPROX. FLOOR AREA 3581.04 SQ.FT. (332.69 SQ.M.)  
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