



DAVID  
BURR

THE TOWER HOUSE  
MARKET PLACE, BILDESTON



# The Tower House, Market Place Bildeston, Ipswich, Suffolk

An impressive 6/7 bedroom village house of considerable character overlooking the market square with walled garden, parking and outbuildings.

Stowmarket - 8.5 miles. Colchester - 20 miles both with direct commuter link to London Liverpool Street Station.

- Substantial Georgian fronted village home overlooking the market square and clock tower
- Extensive accommodation measuring in excess of 4500 sq ft
- Two principal reception rooms with high ceilings and working fireplaces
- Snug, double study and breakfast room
- AGA kitchen, butler's pantry and two cloakrooms
- Six bedrooms and three bathrooms
- Additional study/occasional bedroom
- Useful cellar and utility/laundry room
- Private parking and double garage with workshop adjacent
- Picturesque, south-facing walled garden
- Walking distance of village amenities including pubs, shop, doctors' surgery, sports and leisure facilities and primary school
- Convenient transport links



## LOCATION

Bildeston is an attractive village with many fine period properties. There is a village shop, post office, primary school and two public houses (including the notable Bildeston Crown Hotel) and the whole area is surrounded by countryside. The medieval wooldtown of Lavenham 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.

## THE PROPERTY

The Tower House is a superb Grade II listed village house prominently positioned overlooking the market place with a fine view of the Victorian clock tower, situated within walking distance of various amenities. The property is thought to date back to the 1600s at its earliest with a 19<sup>th</sup> century Georgian façade. Numerous original period features provide a sense of history and character including magnificent high ceilings, carved beams and open fireplaces.

Accommodation is primarily arranged over three levels with two outstanding formal reception rooms, a further snug, double study, breakfast room, kitchen, utility and two ground floor cloakrooms. On the first floor are a total of 5/6 bedrooms including a principal suite with en-suite and a potential dressing room. Bedroom 2 is situated to one end of the house which offers the potential for use as a further, private, principal suite. There is a further flexible study/occasional bedroom on the second floor.

An excellent cellar provides extensive storage as do a further array of outbuildings which include a workshop, garden store and log store. There is also a double garage, ample parking and a charming garden room.

The gardens themselves are walled in an attractive mellow red brick and face south with an area of lawn and well stocked beds as well as a stone paved terrace adjacent the house.

## AGENT'S NOTES

The property is Grade II listed and thought to date back to the 17th Century and stands within a conservation area.

**POSTCODE:** IP7 7EN **WHAT3WORDS:** informer.super.feelers

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



**ENTRANCE PORCH:** With fitted coir matting and a lovely outlook over the square and double doors opening into:-

**DINING ROOM:** A particularly light and well-proportioned room with 10ft ceiling height and ample space for a substantial dining table and chairs adjacent to an open hearth with a carved wood surround and display shelving to each side of the chimney breast. Impressive deep skirting and picture rail throughout and a door opening into:-

**Inner hall:** With original mahogany-railed staircase leading to first floor, access to the cellar off (see below) and a door leading into:-

**DRAWING ROOM:** A superb reception room with incredible original carved oak beams and 11 feet ceiling height. Twin sash windows with original fitted shutters and an attractive outlook over the market square and of the Victorian clock tower. Plenty of room for seating arranged around a central open fireplace with marble surround and slate-tiled hearth. Deep skirting, dado rail and picture rail throughout.

**SNUG:** A charming reception room with exposed floorboards, picture and dado rail and a range of fitted display shelving and storage cupboards. Door leading to:-

**STUDY:** A well-proportioned double study with a secondary-glazed sash window allowing for plenty of natural light and fitted storage. Useful fitted storage cupboard off and door opening into:-

**UTILITY:** Recently upgraded and containing space and plumbing for a washing machine with stacked tumble dryer over and an industrial stainless-steel sink with faucet tap and mixer tap over.

**CLOAKROOM:** With space for coats and shoes and containing a WC and a pedestal wash hand basin. Plumbing exists to convert to an additional shower room if required.

**BREAKFAST ROOM:** With an attractive pamment tiled floor and a door opening onto the garden. Plenty of space for a breakfast table and chairs adjacent to a cast iron range. Staircase leading to first floor and glass panel door opening into a:-

**CROCKERY ROOM / BUTLER'S PANTRY:** A lovely feature with a range of wall-mounted shelving and fitted storage cupboards with drawers below. Space for a free-standing refrigerator/freezer.

**AGA KITCHEN:** Finished to a high standard with a range of base level shaker style units and polished granite work surfaces incorporating a ceramic double sink with mixer tap and drainer to side. Integrated Bosch dishwasher, two door oil-fired AGA range cooker with twin warming plates over, tiled splashback and overmantel. Separate Rangemaster range cooker with five-ring induction hob. Opening to rear hall with a door opening onto the gardens and a useful **pantry** cupboard off.

### First floor

**GALLERIED LANDING:** The landing is arranged in two main parts and benefits from a useful linen cupboard and walk in cupboard off and serves:-

**BEDROOM 1:** With exposed floorboards, high ceilings and twin secondary-glazed sash windows overlooking the market square. Door leading to:-

**EN-SUITE:** Containing a double-width shower, W.C. and a wash hand basin.

**BEDROOM 5 / DRESSING ROOM:** Also with a lovely view over the market place and which could be used as a further comfortable double bedroom or a dressing room to the master with a range of wardrobes with sliding doors.

**BEDROOM 2:** Situated on the rear of the house with exposed floorboards and a lovely south-facing view across the garden and over the roofscape beyond. Fitted wardrobe off and accessible via a landing which also serves as a:-

**BATHROOM:** Ideally situated just to serve Bedroom 2 and containing a panelled bath with electric shower over, WC and pedestal wash hand basin. Range of fitted storage cupboards and a heated towel rail.

**BEDROOM 3:** A well-proportioned double room with exposed floorboards and high ceilings with an outlook over the market place and also containing a useful vanity suite wash hand basin.

**BEDROOM 4:** A further double bedroom with a secondary-glazed sash window, vanity suite and range of fitted wardrobes.

**BATHROOM:** Containing a bath with mixer tap and shower over, W.C., bidet, wash hand basin and heated towel rail.

**CLOAKROOM:** Situated adjacent to the bathroom and containing a W.C. and wash hand basin.

**BEDROOM 6:** A further well-proportioned double room with dual aspect outlook.

### **Second floor**

**STUDY/OCCASIONAL BEDROOM:** With a variety of potential uses but currently used as a study/ games room and with a substantial storage cupboard off and outlook across the garden and beyond.

### **Lower ground floor**

**CELLAR:** A particularly useful area providing extensive storage throughout and subdivided into a number of areas including a room, fitted with an air-conditioning unit, ideal for wine storage, and a further area with steps leading up to a door providing access onto the garden.

### **Outside**

An access off the High Street opens onto timber double gates with a pedestrian gate within and further into a substantial area of **OFF-ROAD PARKING** for up to 5 vehicles including the space within a:-

**DOUBLE GARAGE:** With an electrically-operated up and over door and providing plenty of room for sheltered parking. Adjacent to the garage stands a:-

**WORKSHOP:** With brick flooring, power and light connected and also containing the oil tank.

Also accessible from the driveway is a useful outbuilding arranged into three main parts including:-

**LOG STORE:** With power and light connected.

**GARDEN STORE:** A useful area for the storage of garden machinery and also with power and light connected.

**GARDEN ROOM:** A charming space with a lovely outlook over the gardens with space for seating and also power and light connected.

The garden itself faces due south and therefore receives sunlight throughout the day and contains an attractive, elevated, stone-paved terrace adjacent to the property itself which also benefits from external lighting, water tap and access to a **gardener's loo**. An area of lawn is enclosed by mellow brick wall bordered by a well-stocked beds and populated by a copper beech tree, apple and a range of climbing plants including wisteria, rose plants and vines.

**TENURE:** Freehold

**CONSTRUCTION TYPE:** Timber framed and brick

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

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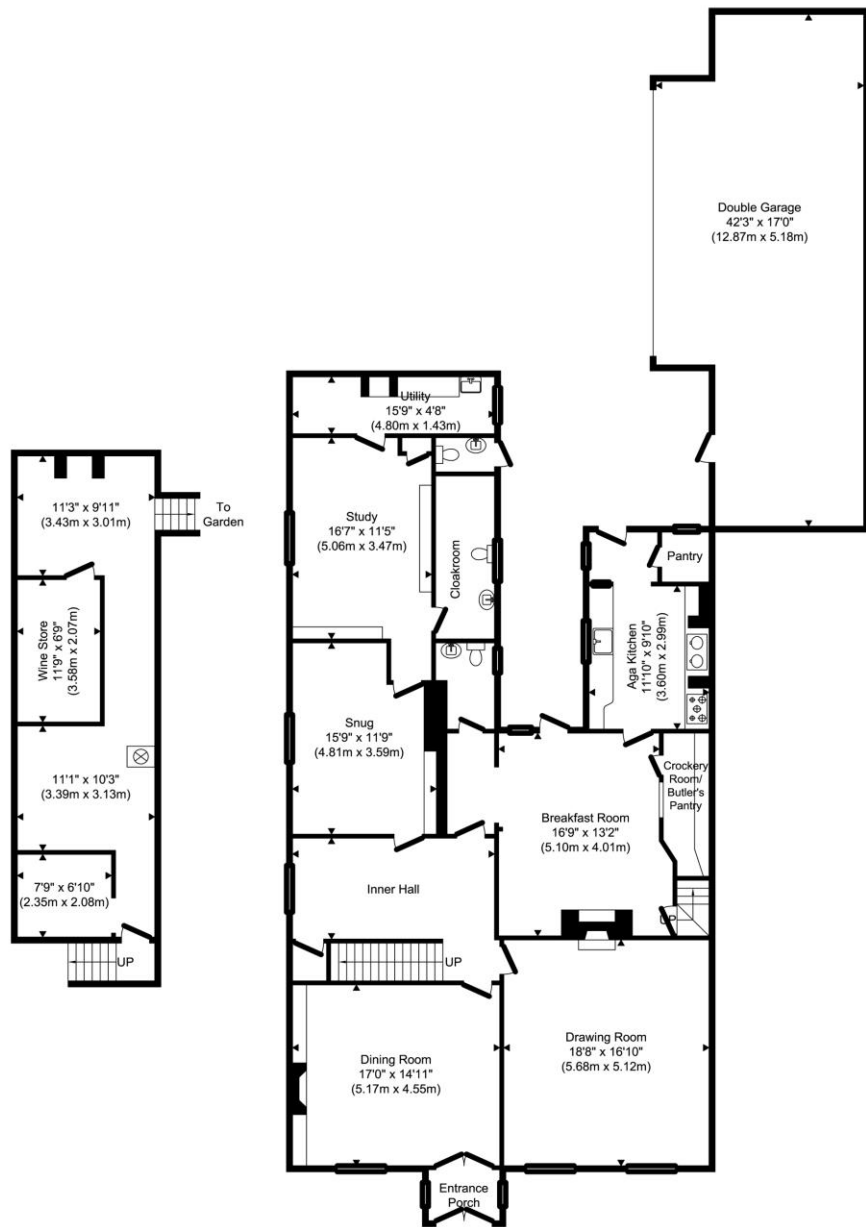




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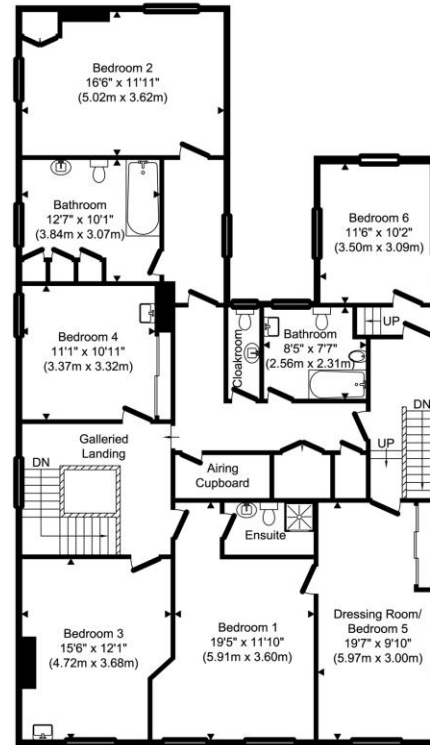
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Cellar  
Approximate Floor Area  
482.00 sq. ft.  
(44.78 sq. m)

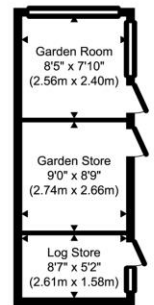
Ground Floor  
Approximate Floor Area  
2518.75 sq. ft.  
(234.00 sq. m)



First Floor  
Approximate Floor Area  
1718.99 sq. ft.  
(159.70 sq. m)



Second Floor  
Approximate Floor Area  
196.33 sq. ft.  
(18.24 sq. m)



Outbuilding  
Approximate Floor Area  
198.80 sq. ft.  
(18.47 sq. m)

TOTAL APPROX. FLOOR AREA 5114.90 SQ.FT. (475.19 SQ.M.)  
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