



'RURAL RETREAT – FARMHOUSE, OUTBUILDINGS, PADDOCKS'  
Forward Green, Stowmarket, Suffolk | IP14 5HP

# WELCOME



This beautiful 17th century farmhouse has a genuine away-from-it-all feel, situated as it is on a quiet rural lane – yet Stowmarket, with mainline rail connections, is just minutes away. The charming four-bedroom house has all the space the family needs, while the extensive outbuildings – over 3,000 square feet of them– will delight the hobbyist or collector.







- An exceptional four-bedroom detached property
- An array of out buildings with further potential subject to permission
- Fully renovated to a beautiful standard throughout
- Approximately 4.75 acres of land including formal gardens and paddocks
- Scenic views of the surrounding countryside
- Close to the amenities of Stowmarket and its train links to London
- A large master bedroom with en suite
- Fantastic character features throughout including a large inglenook fireplace
- A quiet and peaceful location
- A truly exceptional country property

Set back from the lane up a long gravel drive, sweeping lawns adjacent, you'll feel yourself unwind every time you pass through the five-bar gate. It couldn't be more peaceful. Dating back to the 1600s to 17th Century, the property was once two thatched cottages which were reroofed and extended in the late 20th century. The result is a capacious and captivating home where period features are blended with modern comforts and conveniences.

A wisteria draped porch – a useful anteroom – leads into a dining room. Here, in the oldest part of the house, two large reception rooms share the brick chimney, an inglenook and a wood-burning stove in each. The property provides all the wood needed for fuel and the owners say these stoves go a long way to reducing the need to use the central heating. Cottage doors from the dining room lead to the kitchen and a utility.

A passage to the side of the chimney stack leads to the sitting room, creating a connectedness between these two spaces, though a door offers the option to keep them separate.

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

















You can't fail to be impressed by the inglenook in here which spans almost the whole room. A lot of feet can be warmed here! Brick arches inside the huge hearth provide tidy log storage.

A third reception room off the sitting room is currently in use as a study but would also work well as a playroom or even a fifth bedroom.

The kitchen runs the full depth of the house. At over 25 feet long, it's comfortably divided into cooking and dining areas. At the kitchen end, pale shaker units and natural wood counters run around three sides in a wide galley layout with plenty of prep space. Smart engineered oak flooring enhances these already generous dimensions. A wide Rangemaster stove gives you the ideal combination of a gas (LPG) hob with electric ovens. Diners are kept helpfully out of the way at the other end of this long space which is divided by an archway of oak beams. French doors lead to the garden. The exceptionally well-appointed utility is also accessed directly from the kitchen.

At the other end of the house, another entrance – the one you'll use daily – leads into a handy boot room. There are also two downstairs toilets.

The splendid conservatory will take your breath away. From here, you can gaze down the garden and into the distance, or up through the glass roof to the stars. On warmer days, wide French doors to the terrace facilitate indoor-outdoor living.

The first-floor accommodation comprises four bedrooms and two bathrooms – an ensuite shower room to the master bedroom and an unusually large family bathroom with both a shower stall and a freestanding roll-top bathtub. The master bedroom is good on storage with a generous built-in wardrobe and an area of attic storage under the eaves. The neighbouring bedroom is currently set up as a dressing room for the master bedroom. While it would be simple to convert this room back to a bedroom, you might well decide you can't live without the dressing room.

Viewing is strongly recommended to appreciate the extent of the outbuildings here. They will certainly fire your imagination. Workshops, storerooms, garages (one single, one triple), and a loft offer potential for a variety of uses – work-from-home spaces, large vehicle storage, hobbies? Or, subject to local planning laws, they might be converted to guest accommodation.

The garden behind seems infinite. A terrace directly outside the conservatory is a lovely spot to look out across the wide lawn, the large wildlife pond and over to the paddocks. Beyond here is open country. The views really do go on forever. There is also a summer house.

"It's so quiet here" say the owners. They love this location on a country lane, and with many footpaths close by.







# STEP OUTSIDE



Dimensions shown have been made to areas of external walls of floor plate only. Measurements are given in metres, feet and inches. All measurements are approximate and should be used as a guide only. The vendor, agent and advertiser do not accept any liability for any errors, omissions or misstatements. This plan is for guidance only and should be used as such by any prospective purchaser. The vendor, agent and advertiser do not accept any liability for any errors, omissions or misstatements. This plan is for guidance only and should be used as such by any prospective purchaser. The vendor, agent and advertiser do not accept any liability for any errors, omissions or misstatements. This plan is for guidance only and should be used as such by any prospective purchaser.

Forward Green is part of a collection of small villages which together make up the Stonhams, while the larger settlement of Stowupland, with its two pubs, lively village hall, schools (primary and high), supermarket and independent butchers, is but a five-minute drive away. Less than five minutes in the other direction will bring you to the A140, putting Ipswich and Norwich in easy reach. Historic Bury St Edmund's, meanwhile, is just over half an hour away on the A14.

Agents Notes  
Tenure; Freehold  
Local Authority: Mid Suffolk District Council – Band G

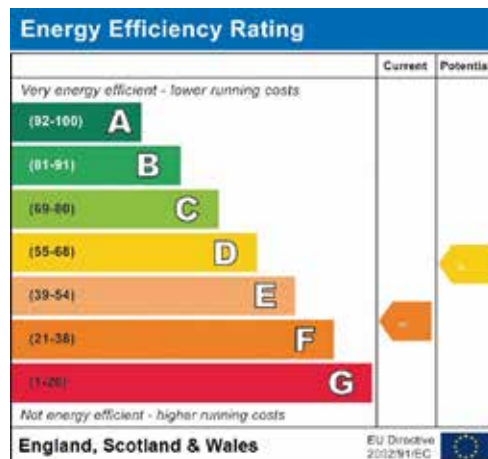
Please Note: 'We are informed that there is a Covenant which states that only domestic pets can be housed on the property and operating a business is prohibited. A right of way exists over a neighbouring property to allow access to the rear paddocks and rear of the property'

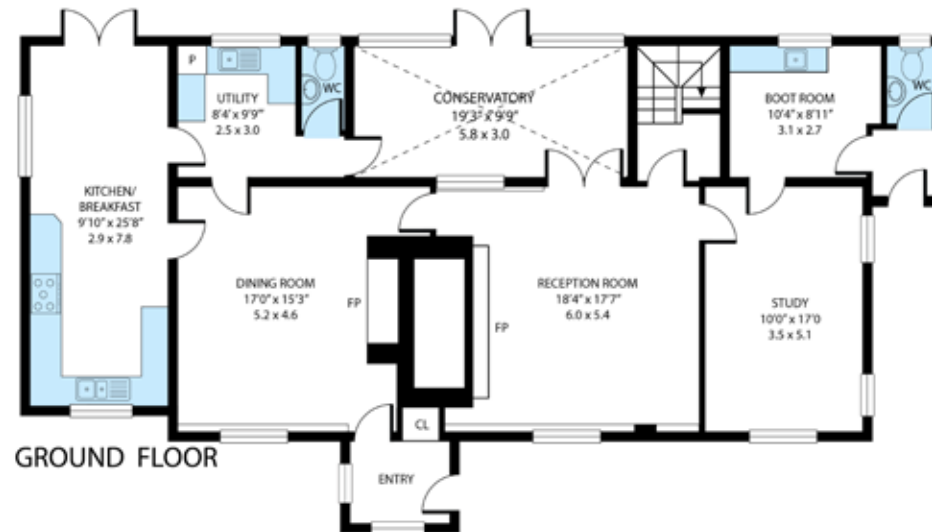
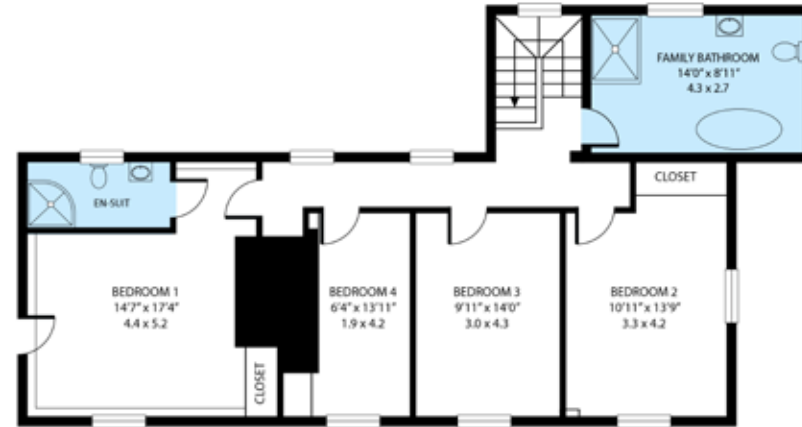
Services: Mains Water, Electricity & Drainage, LPG Heating.

Broadband: Current vendors use Sky Broadband Superfast 35 plus Broadband Boost equipment - Max Download 9.2Mbps, Max Upload 4.0Mbps

Directions: From Diss Head south on the A140 towards Ipswich. Take a right on to the A1120, At Earl Stonham village hall take the next left and follow the road down. The property is on the right opposite mill lane

What 3 Words Location: Every 3-metre square of the world has been given a unique combination of three words. Download the app and use the following three words to pinpoint the exact location of the property : [///easygoing.steadier.noting](http://easygoing.steadier.noting)





**Forward Green, Stowmarket IP14 5HP**  
**TOTAL APPROX. FLOOR AREA 2712 SQ.FT-252 SQ.M**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

GROUND FLOOR  
APPROX. FLOOR AREA 57 SQ.FT-613 SQ.M



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Fine & Country Diss  
3 Navire House, Mere Street, Diss, Norfolk, IP22 4AG  
01379 646020 | [diss@fineandcountry.com](mailto:diss@fineandcountry.com)