



'HISTORIC MOATED FARMHOUSE'
Hunters Moon, Mendlesham, Suffolk | IP14 5SW

WELCOME



Vendors Library Image

Lovers of ancient houses, this one's for you – but hurry, the opportunity to own a house built in the reign of Henry VII is one that doesn't come around too often! Under the beautiful thatch is plenty of room for all in this superbly appointed historic home – four double bedrooms, two bathrooms, three large reception rooms and a state-of-the-art hand-built kitchen.







- Charming Detached Moated Grade II Listed Home
- Much Improved by The Current Owners
- Wonderful Grounds and Location
- Cosy Sitting Room with Wood Burner
- Stunning Drawing Room with Sizeable Inglenook
- Formal Dining Room
- Fabulous Refitted Kitchen Breakfast Room with Italian Marble Work Surfaces
- Refitted Ground Floor Bathroom and First Floor Shower Room
- Four Generous Bedrooms

“Core perhaps of late C15, with C16 and late C17 in-line additions,” says the Historic England listing. Knowing its age to be over five hundred years, you can draw only one conclusion – this house was built to last. Add to that all the evidence of maintenance and improvements the current owners have undertaken, and you can’t go wrong. You’re looking at a slice of history with all the assurances of a new build, but a great deal more interesting.

They knew a thing or two, those builders half a millennium ago. Construction is timber frame, lathe and plaster and wattle and daub under a long straw thatch roof. The owners have been impressed by the ancient construction and enthuse about the insulating properties of the thatched roof and 18-inch-thick walls. “It’s really cool in summer and lovely and warm in winter,” they say, “it’s a very efficient house.” They have made every possible effort to maintain and improve their home, from regular combing of the thatch and sweeping of chimneys to surveying and sandblasting beams, even new electrics and boiler. All has been done with love and care and a special respect for history.

Having started out as a Suffolk long house, there is no connecting hallway on the ground floor – as is traditional. Instead, rooms lead one to another apart from a small entrance foyer, a later addition. The original entrance – approached up an arbour of David Austin roses – is directly into the living room, a substantial square space with honey-coloured beams overhead and a broad hearth, the sort you can get inside. Two recesses in the chimney breast likely originate from a time when there was a bakery here. This is an open fire few can dream of with room for a lot of toes! On the other side of the stack, in the family room, a wood-burning stove has been installed with a new stainless-steel liner in the flu. This room, too, is a good size with beautiful polished boards underfoot. The beams overhead are largely whitewashed, a treatment which lifts and brightens the space considerably. Happily, following thorough inspection and treatment, beams throughout the property have a clean bill of health.



* 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.







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A selection of the vendors own photographs showing the gardens in summer







At the other end of the building, history makes room for the modern age in the splendid new kitchen. Base units in gleaming white support marble worktops while a sensible absence of wall units enhances the lateral dimensions. A large central island offers a place for diners, and both it and the freestanding larder are hand-built. The Italian ceramic floor combines beauty and practicality in equal measure. Please Note: Appliances are of a high quality and although not included in the sale may be available by separate negotiation.

A majestic dining room is ideally placed between the kitchen and sitting room. The look here is somewhat more traditional with natural beams overhead and quarry tiles underfoot. Space allows for a big table if entertaining is your thing, and indeed the layout here – with a natural progression from the kitchen to the dining room and thence to the sitting room – lends itself perfectly to hosting events for friends and family.

Also downstairs is a large bathroom with a glorious freestanding double-ended bath. Like the kitchen, this is very much a 21st century space – practical and extremely stylish.

Stairs from the living room rise to a landing under the eaves. Here are four double bedrooms – one of which is currently in use as a dressing room (though reversion to bedroom would be simple) – and a shower room. The position of these rooms, rising as they do into the roof space, results in gently vaulted ceilings and a pleasant sense of enclosure. Beams overhead are whitewashed while those on vertical elevations are left natural, a treatment which greatly enhances the proportions while retaining historicity.

If you're put off by the idea of a moat – don't be! It has been surrounded by classic estate fencing, a handsome solution which renders it safe for children and animals while not impeding the view. A group of ducks has made it their home, nesting here every year and raising their young. The owners have loved sitting here on the deck, watching the wildlife on the water. Elsewhere, the third of an acre plot is mostly put to grass and is low on upkeep. Entirely hidden under the lawn is an efficient sewage treatment plant – easier to maintain than a septic tank – which delivers perfectly clean water into the moat. At the end of the garden, behind a picket fence, is a potager with a chicken run and a greenhouse.

An outbuilding in traditional black featheredge boarding comprises a large single garage – including utility – a storeroom for garden equipment, and a workshop.

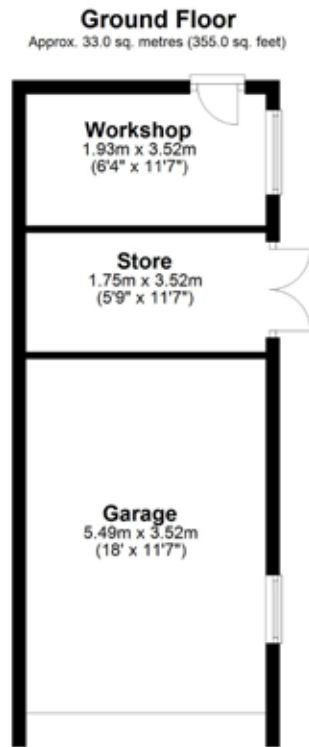
A deep gravel drive accommodates several cars, and the entire plot is enclosed and dog-proof.

Mendlesham is fortunate. With a pub, a village shop with bakery, a primary school, two churches (URC and St Mary's), a health centre with dispensary, and even a fish and chip shop, there's no need to venture far. And, with so many local footpaths, it's no wonder the village is popular with dog walkers.

The village excels at community activities and celebrations year-round – with events and clubs for all age groups, from the toddler group, the playground and the skatepark for the younger crowd to clubs for walking, photography, writing and history for older generations. With something for everyone, it's all go in Mendlesham!



STEP OUTSIDE



Total area: approx. 33.0 sq. metres (355.0 sq. feet)

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 errors, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

For all this rural idyll, Mendlesham is just two minutes by car from the A140 to either Ipswich or Norwich. A little farther afield is the market town of Stowmarket with rail connections to London, Ipswich and Norwich. And historic Bury St Edmunds with its cathedral, shopping and dining is within a half-hour drive.

Agents Notes

Tenure: Freehold

Local Authority: Mid Suffolk District Council – Band F

Services: Mains Electricity & Water, Private Drainage (Treatment Plant), OFCH.

Broadband: Currently Sky ultrafast broadband, we are informed that the speed is guaranteed to be 130 Mbps.

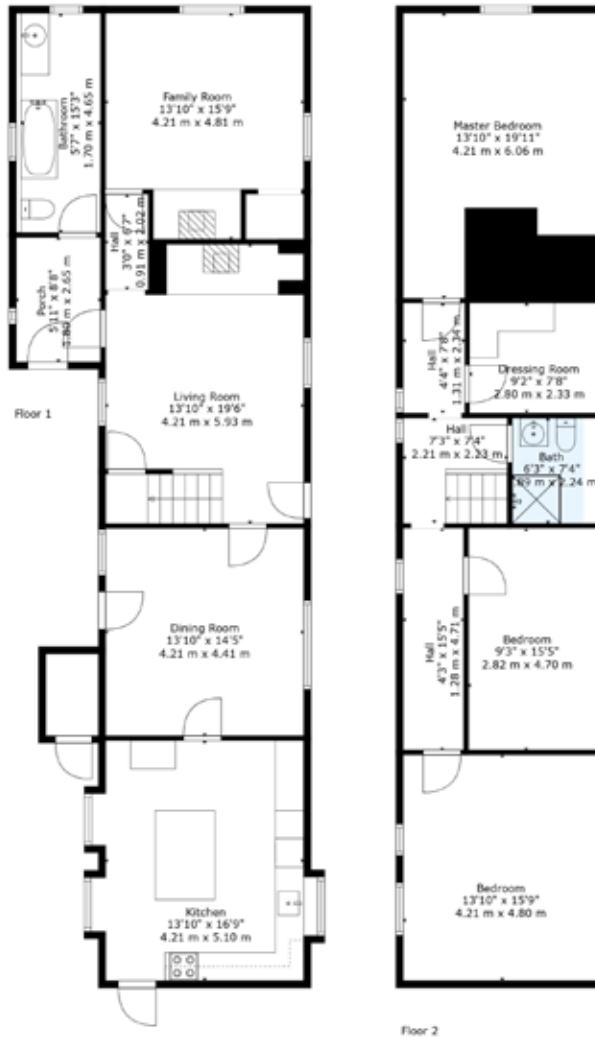
Mobile phone - The current vendors use "3" and EE – we also found O2- network worked in this area.

Access: The access road at the side is owned by the neighbour – we are informed that this is maintained by the neighbour.

Directions: Exit A140 towards Mendlesham, pass the church and leave the village. Pass the healthcare centre on the left. After 400 yards there is a right dog leg in road, Hunters Moon can be found in front of you up a private 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 /// breathing.panicking.asked

Postcode - IP14 5SW



TOTAL: 1827 sq. ft, 170 m2
FLOOR 1: 1053 sq. ft, 98 m2, FLOOR 2: 774 sq. ft, 72 m2
EXCLUDED AREAS: PORCH: 51 sq. ft, 5 m2, BAY WINDOW: 14 sq. ft, 0 m2, LOW CEILING: 156 sq. ft, 16 m2

Measurements Are Calculated By Cubcasa Technology. Deemed Highly Reliable But Not Guaranteed.



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