



'Outstanding Countryside Property'
Aspall Green, Debenham, Suffolk | IP14 6PA

FINE & COUNTRY

WELCOME



This beautiful rural home provides ample space to grow. There is so much on offer here – both inside and out, including an impressive 2.5 acre plot that comprises pretty gardens, an orchard and fenced paddocks. The property also features a detached two-bedroom annexe, a swimming pool and a tennis court as well as four stables and a tack room. This outstanding character home is conveniently located near the amenities and excellent schools of the nearby village of Debenham.







- Beautiful Detached Period Cottage - Not Listed
- Magnificent Grounds of Around 2.5 Acres (stms)
- All Weather Tennis Court
- Heated Outdoor Pool and Stunning Oak Framed Garden Room - Great for Entertaining
- Excellent Stables and Tack Room
- Superb Detached Two Bedroom Annexe
- Four Generous Bedrooms
- Traditional Aga Kitchen Breakfast Room, Spacious Drawing Room, Dining Room and Conservatory
- Fibre Broadband to the property
- Stunning Countryside Views

This stunning country home has plenty of space - both inside and out! The original section of the cottage is thought to have been built between the 16th and 17th centuries and was originally a cottage that was later extended to create a spacious family home. Original features such as exposed timbers, latch doors and fireplaces can be found throughout, and the new additions have been styled in a sympathetic manner. "I love the way the oak has been extended into the other rooms" says the owner, adding "the property mixes the old with the new incredibly well."

A large reception hall welcomes you to this spectacular home. This generous space is packed with character, including an exposed brick fireplace with woodburner, oak floors and exposed beams and is spacious enough to be a usable room in its own right. From here, an oak staircase rises to the first floor.

To the right of the reception hall is a large, triple aspect drawing room. The room features a woodburning stove and French doors that lead to walled pool area. This is a wonderful room for entertaining, offering plenty of space and an abundance of natural light. Exposed timber dividers open from this area into the reception hall furthering the flow of light through the room. There is a well-proportioned dining room that offers a generous space for formal entertaining as well as the flexibility to use for alternative purposes if the conservatory is the preferred dining spot.

* 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.











The Annexe

A further bonus to this property is the meticulously maintained two-bedroom detached annexe, which has previously served as a holiday let but is equally suited to multigenerational or guest accommodation.

This annexe benefits from its own driveway and terrace and is heated throughout.

There is an open plan sitting and dining room, as well as a fully integrated kitchen and a high-quality family bathroom. The master bedroom comes with useful built-in storage.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	











Adjoining the dining room is a large conservatory. The current owners make good use of this space and often take their breakfast in this delightful room. Here they enjoy splendid views of the garden and direct access to the expansive patio via double doors. The room is heated for year-round use.

The open plan kitchen/breakfast room has a variety of standout architectural elements, including exposed beams and cottage-style doors. Notably, an original working fireplace with walnut mantel, believed to be the inspiration behind the cottage's name, adds to the room's charm.

The kitchen is equipped with an array of custom-made oak wall and base units that harmonise with the black granite worktops. Remaining with the property is a striking top-of-the-range post box red electric Aga, designed to charge overnight and maintain a steady heat throughout the day. The room provides plenty of space for a large dining table.

The current owners have obtained planning permission to extend the kitchen, add a downstairs cloakroom, re-purpose the current shower room into a large pantry and add a utility area.

There is a stylish shower room to the ground floor, which has been fitted with Victorian-style Burlington sanitaryware.

To the first floor are four bedrooms. The principal bedroom is spacious with the added benefit of fitted storage. An opulent ensuite bathroom with a freestanding bath and elegant Burlington fixtures creates a luxurious retreat. This room is extensively tiled and has been fitted with a wet room-style shower to one end.

Two of the further bedrooms have practical fitted storage. A roomy family bathroom serves the remaining bedrooms and has been beautifully designed to incorporate a freestanding bath, generous shower cubicle and striking subway-style tiles to the splash areas. The room also features exposed beams and wood flooring.

The property is accessed through security gates, where there is a large driveway that provides generous parking. To the rear of the house are extensive lawned areas and landscaped gardens with an assortment of established plants and trees, including a fruit orchard. There is also a large, wild pond with a timber jetty, which is ideal for relaxing and watching the visiting wildlife.

There are two terraced areas, one of which is located beside the 4m x 8m heated swimming pool and separated by a gate from the rest of the garden, ensuring pool access can be restricted when necessary. A second terrace runs along the back of the property and is the perfect space to relax or entertain during the warmer months.

A detached timber-framed garden room provides flexible outdoor entertaining space and features an open fireplace and flagstone floor. "We use this space for entertaining during the summer. If the weather turns, we eat in there and can entertain here late into the evening."

A double garage and tennis court complete the extensive outdoor space.

Beyond the landscaped gardens are two fenced paddocks, with one benefiting from road access (tbc with vendor). There is a block of four stables and a tack room, all with lighting, that are ready for immediate use if you are moving horses.





STEP OUTSIDE

Aspall Green is a small hamlet located on the outskirts of Debenham.

Debenham is a picturesque market town that lies in the heart of the Suffolk countryside, near the source of the river Deben. The town has a long history dating back to Saxon times and enjoys a wealth of historic buildings, including the stunning St Mary Magdalene Church. While a relatively small town, it features all the amenities you need, including a local supermarket, two pubs, leisure centre, grocers, GP surgery, library and chemist as well as a variety of independent shops, boutiques and tearooms.

Locally, there are several excellent schools, including Robert Hitcham Primary School and Debenham High School, as well as Framlingham College and Prep School. The A14 is easily accessible and provides access to Cambridge and beyond.

Ipswich, about 15 miles to the south, and Stowmarket, about 10 miles to the west, both have a broader range of shopping and recreational facilities, as well as main line, direct train connections to London.

Agents Notes

Tenure: Freehold

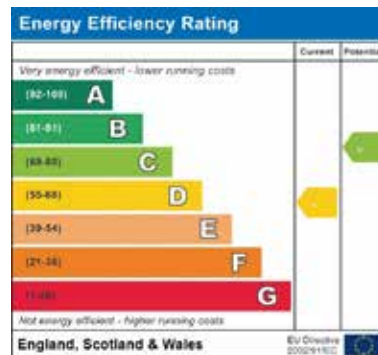
Local Authority: Mid Suffolk District Council – Main House Band F, Annexe Band A.

Services: Mains Water & Electricity, Private Drainage (Treatment Plant), Bottled Gas for Hob, Oil Fired Central Heating.

Broadband - BT Fibre to the house and annexe.

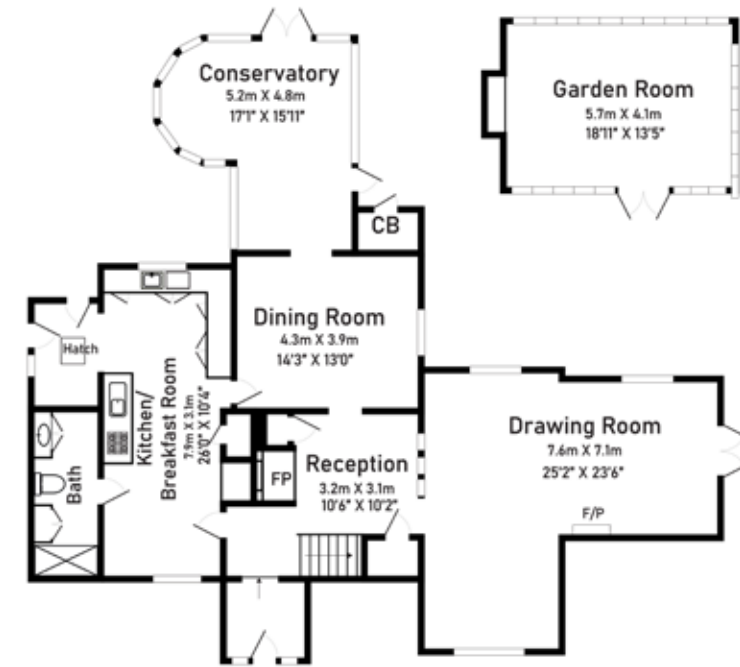
Directions: Proceed from the market town of Diss into the town of Eye. Follow the road through the town and continue along the B1077, bypassing Occold and follow the road through Rishangles. On entering the village of Aspall Green the property will be found on the right-hand side set back from the road behind electric wooden gates

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 - [///taken.flippers.agency](http://taken.flippers.agency)

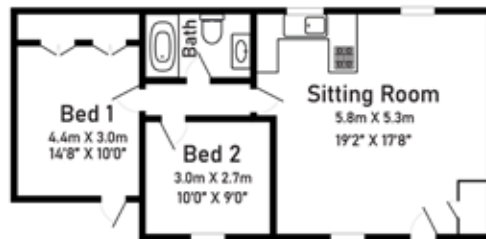
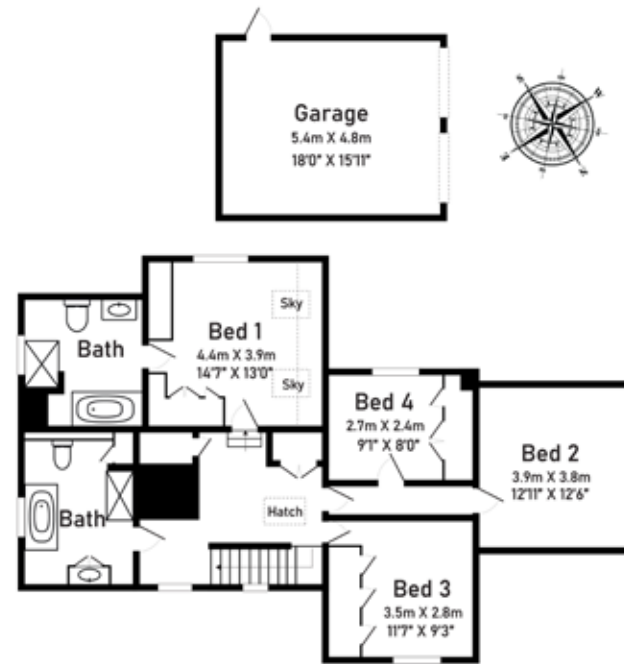


MAIN HOUSE

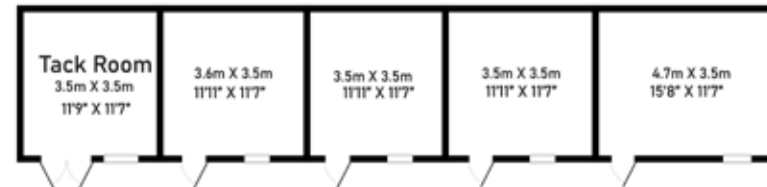
Ground Floor



First Floor



Annexe





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