



The Croft
Church Road | Stowupland | Suffolk | IP14 4BJ

CAPTIVATING CHARM



This captivating Grade II Listed Suffolk long house is brimming with personality, charm and authentic features.

This sizeable home offers six comfortable bedrooms, an inviting open plan sitting room, a fine drawing room and grounds of approximately one acre (subject to measured survey). With the convenience of Stowmarket's amenities and commuter rail links just a few miles away, this is an ideal choice for those looking for a character home in the country with easy access to essential amenities.



KEY FEATURES

- A very Handsome Grade II Listed Suffolk Long House, situated in the Village of Stow Upland
- Six Comfortable Bedrooms including Two Attic Rooms
- Two Reception Rooms and a Home Office/Study
- Kitchen/Breakfast Room with Separate Utility and Cloakroom
- Original Character throughout with Exposed Beams and Fireplaces
- The Property sits in just over 1 acre of Grounds
- With Wonderful Farmland Views to the Rear
- Easy Access to Stowmarket and Mainline Railway Station
- The Accommodation extends to 2,703sq.ft
- EPC Exempt

They say that 'home is not a place, it's a feeling' and this exquisite Grade II Listed property certainly evokes that sentiment. Its exterior boasts white-washed walls beneath a pantile roof, accentuated by soft grey window and door frames, creating a timeless charm. Dormer windows, both at the front and rear of the house, hint at the layout of this beautiful six-bedroom home spread across three floors.

Period Perfection

Dating back to around 1600, this property exemplifies the distinctive Suffolk long house style, characterised by its 'one room width' layout and constructed of oak frame and originally wattle and daub walls, but now lathe and plaster. The current owner explains how a sympathetic Victorian extension was incorporated, enlarging its already generous proportions. The property sits deep within the heart of its plot, with land enveloping it on all sides. "This was one of the features that drew us here," the owner explains, "it affords a great deal of privacy." There really are many reasons to fall in love with this splendid home.

Step Inside

Arriving through the spacious entrance, a doorway to your left ushers you into a generously proportioned triple aspect sitting room. Here, double glass doors open onto the garden, flooding the space with light. There is no shortage of character in this lovely home and this room is no exception. Weathered timbers, bearing the marks of time and craftsmanship crisscross the walls and ceiling and imbue the room with a rustic charm that is both inviting and timeless and an inglenook fireplace sits ready to warm the room on colder months. The adjoining dining/sitting room is a favourite room for the current owners. This sizeable space is double aspect, with one end serving as the family dining area and the opposite end designated as a cosy seating space. Here, a large brick chimney breast accommodates a welcoming woodburning stove, around which well-positioned sofas are clustered to fully appreciate this inviting feature. A distinct office space has been assimilated into this room, providing practical designated workspace for individuals working from home.





KEY FEATURES

Original Features

Whilst some of the rooms within the property would benefit from updating, the removal of the wall between the kitchen and dining room has revealed delightful studwork and fosters a sociable atmosphere for cooking and dining. Here, enthusiastic cooks can showcase their culinary skills while guests enjoy the chef's company. Shaker style cabinets in a soft cream tone line the walls, harmonising with the stripped wooden worktops and panelled splashbacks. Original floor tiles further enhance the personality of the room. A chimney recess, complete with a bressummer, provides a convenient and tidy space for a range cooker. A useful utility room, the unsung hero of the well-organised home, offers space for white goods and a useful area to kick off your dirty boots. The room also provides a further access point to the garden. Adjacent is a ground floor cloakroom.

Explore Upstairs

There are four bedrooms on the first floor of the house, all conveniently accessible from the landing space. The largest room is spacious and bright, thanks to its triple aspect, and boasts a feature fireplace. With plenty of flexibility in room configuration, you can tailor the space on this level to meet your needs. Even the smallest of these rooms offers versatility, ideal for use as a home study or young child's bedroom. There is a well-proportioned family bathroom that serves the rooms on this floor. The second floor is accessible via two staircases, each leading to its respective attic bedroom. This layout is ideal for ensuring privacy and versatility, making either an excellent choice for a teenager's bedroom, a designated 'work from home space,' or a hobby room secluded from the main living area. The vaulted ceilings of the attic rooms with their wealth of exposed beams add atmosphere and drama to these wonderful rooms.

Step Outside

The property is approached via a set of front gates that lead onto a gravel driveway abutted by a large lawned area and surrounded by mature hedges. The house is sat back within its plot, which is populated with mature planting. Throughout the grounds, you will find a variety of established trees, including crab apple, pear, chestnut, walnut and a prominent ash tree at the front. The rear garden is laid predominantly to lawn, with the gardens behind the house well-stocked with perennials and annuals which are beautiful in the early summer and will surely delight gardening enthusiasts. A notable feature is the large pond, installed by previous owners and recently relined by the current owners and used as a natural swimming pool in the summer. Additionally, there is a greenhouse and garage/outbuilding, with the latter requiring some updating.





























INFORMATION



On The Doorstep

The well-served village of Stowupland lies just 1.4 miles from the market town of Stowmarket and offers a range of amenities including a high school, primary school, petrol station, post office, two butchers, a takeaway, café and two well regarded pubs.

How Far Is It To

Stowupland is within easy reach of the A140 which links to Ipswich (13.4 miles) and Norwich (36.5 miles). It is also perfectly placed for access to the A14 which connects to Cambridge (44.2 miles). The market town of Stowmarket provides further amenities including supermarkets, shops, restaurants, a sports centre and a cinema, as well as direct rail services into London Liverpool Street (80 minutes) and Norwich (30 minutes).

Directions

Proceed from the market town of Diss along the A140 in a southerly direction. Take a right hand turn at Earl Stonham onto the A1120 and follow the road through Forward Green. On entering the village of Stowupland continue past the village school and public house - both are on the right hand side. A short distance along the property can be found on the left hand side set back from the road before the petrol station and mini supermarket.

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 - lazy.grips.estuaries

Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage

Mobile Phone Signal - varies depending on network provider

Broadband Available - current provider BT/EE

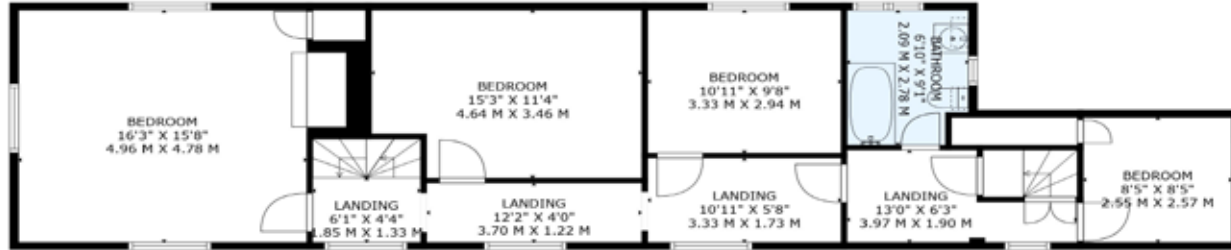
For Mobile and Broadband - please see www.checker.ofcom.org.uk

Mid Suffolk District Council - Council Tax Band G

Freehold



FLOOR 3



FLOOR 2



FLOOR 1

TOTAL: 2703 sq. ft, 252 m2
FLOOR 1: 999 sq. ft, 93 m2, FLOOR 2: 966 sq. ft, 90 m2, FLOOR 3: 738 sq. ft, 69 m2

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcpp.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed



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