



New Bells House
New Bells Lane | Haughley Green | Suffolk | IP14 3RN

HISTORY PRESERVED



This impressive fully detached, Grade II listed, Tudor farmhouse (built c1570) is of timber frame construction and thought to be a Suffolk Long House, offers a slice of Suffolk history. With four bedrooms and expansive living space this home welcomes you to enjoy the character features of Inglenook fireplaces, weathered timbers and traditional brick floors along with modern convenience introduced by the current owners, all within easy commuter distance by road or rail. Welcome to the good life.



KEY FEATURES

- Stunning 16th Century Grade II Listed Home
- Delightful Rooms
- Charming Drawing Room With Open Fireplace
- Formal Dining Room
- Sitting Room And Study
- Excellent Kitchen With Scullery and Useful Utility Room
- Ground Floor Bathroom and Cloakroom Plus En Suite Jack and Jill Shower Room
- Double Garage With Office and Store Room
- Superb Gardens - Around 0.25 Of An Acre - (stms)

The property offers a unique piece of history with a wonderful character and welcoming tone.

The current owners were sold by the pure magical atmosphere of this home which whilst so traditional, still offered high ceilings and plenty of light. They have taken great care to protect the construction repairing the sole plate, adding insulation appropriate to the age of the building and using lime plaster to reline around the timbers – making good whilst retaining the integrity of the home. They also reconfigured the layout slightly to make the ground floor bathroom easily accessible to the bedrooms, a practical manoeuvre making history easy to live in.

Step Inside

Step through the open trellis porch through the front door and straight into the very centre of the home – the living room with impressive Inglenook fireplace and bressummer beam. This connects the house via the kitchen and an internal hallway. A door leads to the kitchen and breakfast area with traditional brick floor and walk in pantry whilst the practical utility room/cloakroom is off the kitchen too. The kitchen also leads to the dining room with open fireplace and beautifully restored timbers. The larger internal hallway leads to a smaller sitting room or snug, a useful office and large family bathroom with both bath and shower facilities and a second staircase to the first floor.

Cosy Country Life

Everyone will want to come for Christmas here – with plenty of space for all the family to stay and room to sprawl out after dinner, the traditional beams and floors make you wonder how many other celebrations have taken place here. With Christmas trees, twinkling lights and garlands across the Inglenook mantel pieces, a cosy charm envelopes the home. The living room has a fabulous heavily beamed area, simply perfect for an extra desk, or for reading to relax with west facing window. The snug with small open fire is wonderful on a winter evening offering a separate space to unwind whilst the bright east facing kitchen is perfect for a quiet morning cuppa before the rest of the family descend.





KEY FEATURES

Preserving Paradise

The current owner has enjoyed making preserves from the fruits and vegetables and made wonderful use of the fruit trees including apple, pear, quince, cherry and plum. Together with the greenhouse, vegetable beds plus an area for the chickens this home really is a slice of the good life, a country paradise. Whilst enjoying the fruits of her labours and taking care to be eco-friendly with the garden management, the owners have also welcomed hedgehogs, and an array of birdlife including chaffinches and swifts.

Exploring Upstairs

Two separate staircases lead to the first floor, one from the dining room to bedroom two which shares a Jack and Jill shower room with the principal bedroom. Stairs from the other end of the house lead to a landing offering extra wardrobe space and doors to the dual aspect, bright principal bedroom with vaulted ceiling. Off this landing are a stunning smaller bedroom with wonderful views of the rear gardens through a listed original window and another good-sized double room with dual aspect west and south making this a bright and warm bedroom all year round.

Step Outside

The property is accessed off a quiet country lane with a shingle driveway and characterful barn style double garage. The garage has a workshop to the rear plus office and storage space above, which has potential, subject to planning, for a studio, separate annex, home office or even a games room. From the driveway there is pretty Laurel arch which leads to the sizeable front garden complete with Bramley cooking apple tree. Other fruit trees grace the gardens along with a beautifully kept formal garden and sun terrace to enjoy alfresco dining. There are dog walks straight from the home with a choice of open fields in one direction and country woodland walks the other.

On The Doorstep

Haughley is a popular and attractive Suffolk village with traditional village green and welcoming community including an active historical society. The village is well served with a well-regarded primary school, Co-op stores, local bakery with community café, village pub, and a village hall which runs events including quiz nights, all publicised via the local newsletter.





























INFORMATION



How Far Is It To....

Haughley provides easy access by both road and rail. The A14 is a short drive whilst the market town of Stowmarket is approximately 2.5 miles away providing further amenities including shopping, supermarkets, cinema, sports and leisure centre plus a mainline rail station offering a regular commuter service to London Liverpool Street. A 20-minute drive takes you to Bury St Edmunds with substantial shopping and cultural amenities.

Directions

What Three Words Location

Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [/// flat.badge.squaring](http://flat.badge.squaring)

Services, District Council and Tenure

Oil Fired Central Heating

Mains Drainage

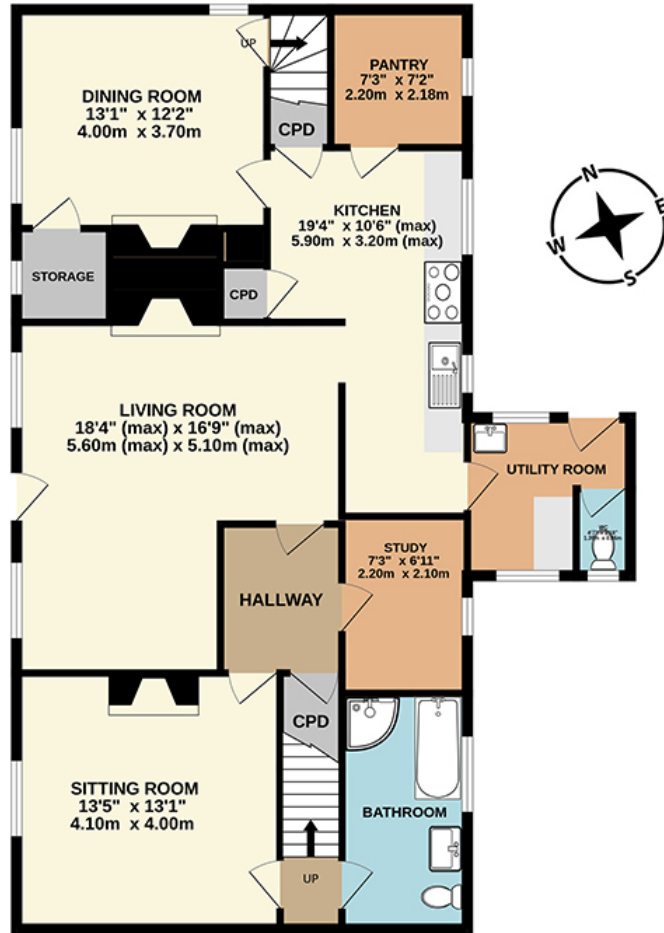
Broadband Available – There is Fibre to the premises - please check www.openreach.com/fibre-checker

Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk - to check

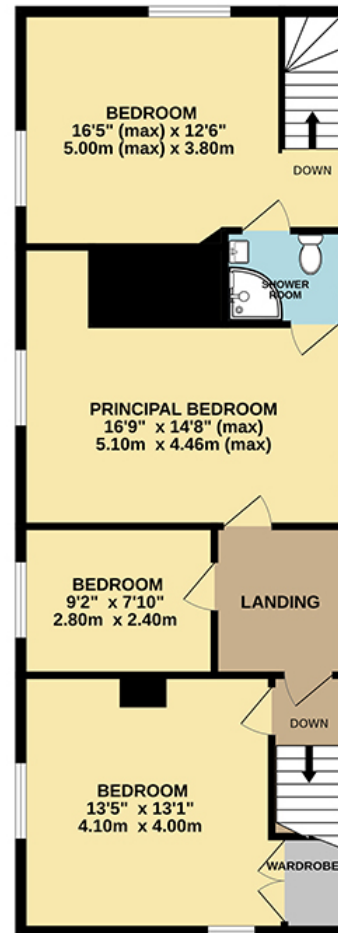
Mid Suffolk District Council Band F

Tenure: Freehold

GROUND FLOOR
1164 sq.ft. (108.1 sq.m.) approx.

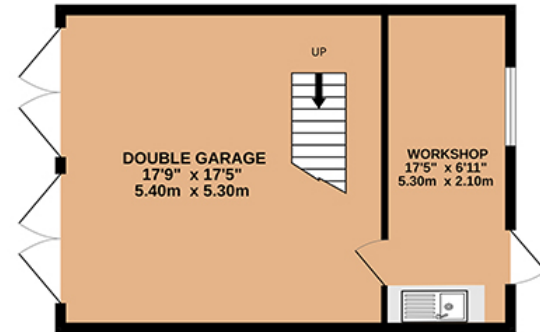


1ST FLOOR
791 sq.ft. (73.5 sq.m.) approx.

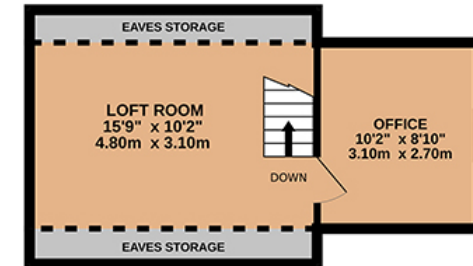


TOTAL FLOOR AREA : 1955 sq.ft. (181.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025

DOUBLE GARAGE



UPPER FLOOR OF GARAGE



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.



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit fineandcountry.com/uk/foundation

Fine & Country Diss
3 Navire House, Mere Street, Diss, Norfolk, IP22 4AG
01379 646020 | diss@fineandcountry.com

