



Brook House  
Debenham | Suffolk | IP14 6QT



# A VERY HAPPY HOME



This wonderful Victorian home, built in 1849, offers family life at its finest. With potential to use part of the house as an independent annexe and capacity for further ancillary accommodation, the current five-bedroom, two bathroom and three delightful reception rooms provide social and sleeping space for all. With a private and secluded English country garden to relax in, all set in a welcoming close community. Who wouldn't want to live in this unspoilt pocket of rural peace?







# KEY FEATURES

- Wonderful Victorian Detached House
- Centrally Located Within This Delightful Village
- First Time On The Market For Nearly 50 Years
- Three Excellent Reception Rooms
- Five Spacious Bedrooms
- Two Bathrooms
- Fabulous Coach House - Ideal For Conversion - Subject To The Usual Consents Being Obtained
- Around 0.39 Of An Acre
- Some Work Required
- No Onward Chain

This warm and welcoming home has been in the same family for almost 50 years. When the current owners needed to move their growing family plus elderly relatives to Suffolk, they fell in love with the property and surrounding garden immediately – hoping it would be a peaceful hospitable place for them all. It has certainly lived up to their expectations, easily allowing repurposing of rooms as the family dynamics changed over the years, using parts of the house as an annex, nursery becoming dressing room and bedroom becoming study – friends and musicians staying over the years added to the noise and laughter making this house full of energy and life.

## Step Inside

Enter the property through the central front door between two marvellous bays, into the hall with the staircase straight ahead. To the right is the dual aspect elegant formal dining room, with fireplace and space for ten-seater table whilst to the left is the wonderful sitting room, also dual aspect, coolest in summer and wonderful in winter for snuggling by the fire. Both these rooms have huge bays plus Victorian fireplaces. Taking the hallway a little further you find the practical utility room and ground floor toilet plus a boot room on the right, ideal for a busy family's coats and school bags. Straight ahead is the kitchen with cosy AGA, and stable door to a pretty courtyard. From the kitchen walk through to the delightful informal breakfast room, with dual aspect East/West windows where you can make the most of the vista on a sunny morning gazing through large windows out at the roses in the garden – breathing in a sense of tranquillity. The breakfast room leads to a small internal hallway with external rear aspect door and rear staircase, plus what was previously used as a small downstairs kitchen with external door onto the courtyard.

## Rising To Every Occasion

This beautiful home will grow with you – morphing to the kind of home you need at any particular time. The ground floor breakfast room, historical kitchen and rear stairs with bathroom and bedroom above could provide a completely independent annex for multi-generational families just by locking two doors!









# KEY FEATURES

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The first floor can change too - the principal bedroom dressing room could be easily converted to a shower room and the study could be a bedroom again as needed. The detached double coach house with rooms above, one of which previously used as a games room, is ripe for renovation as extra accommodation for family or for additional revenue, of course all subject to planning and licenses. The home has welcomed many friends and family over the years with some never getting past the kitchen at the heart of the house, warming by the AGA and chatting around the table with a cuppa. The kitchen would benefit from patio doors being installed to walk straight out to the rear garden / terrace. The gardens too proved versatile over the years, whether containing four dogs, four cats and four children to play badminton and roam on the rear lawns safely or hosting 40 plus guests on a summer evening enjoying eating together in the pretty courtyard or just revelling in secluded spots around the grounds to relax and take five minutes.

## Explore Upstairs

The stairs from the entrance hall lead to a spacious landing then straight to the family bathroom with bath and shower. Coming back along the landing towards the front of the house you find two large bedrooms, each with beautiful bay windows. One has a sweet dressing room, once used as a nursery. Back along the landing takes you to a single bedroom currently used as a home office and then to a large dual aspect bedroom. This in turn leads to a further bedroom, a bathroom and the rear staircase, offering this last bedroom independent access.

## Step Outside

Set back from the road hidden by mature hedging and trees sits this handsome Victorian home approached by a large gravel driveway with plenty of parking at the rear for visitors. This is a very special place with rarely a month without colourful displays and fragrant flowers – a favourite spot to sit is by the huge Yew tree at the side of the property – so secluded due to the wonderful mature trees. The rear lawns have lots of space for games, badminton nets, a veggie plot or even chickens and in years gone by over half this space was used as vegetable patch. To the rear of the property there is a large coffee table created from a cross section of ash trunk (original to the property) with grapevine above. The pretty courtyard outside the kitchen has a mature double wisteria growing on the house wall. It is easy to lose yourself, in these grounds, far removed from the stresses of modern life and they have always been an inspiring playground for children and grandchildren.

















































# INFORMATION

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## On The Doorstep

Situated in the heart of the village, the house is on a private lane of just six properties – a little sub community of its own, supportive and friendly. Debenham village offers a local butcher, greengrocers, Co-op food store with Post Office open 7-days a week, hardware shop, newsagents, dentist, medical practice, vet and pre-school, primary school, and high school. Renowned for its picturesque surroundings 'the hollyhock village' and community feel, Debenham engages in traditional street fairs, fetes and regular community activities. Long country walks are on your doorstep here, through Constable Country, and Hogs Kiss wood (a dedicated open area) where the lake, millennium wood and dog walks are all to be found.

## How Far Is It To...

For independent schooling close by, Framlingham College Prep School, Framlingham College, and Woodbridge School (ages 4-18) provide day and boarding options. Debenham sits within Central Mid Suffolk and therefore has excellent commutability via Stowmarket (Rail) on the mainline to London Liverpool Street and the road connections for the A12/A14 are just minutes away for links to Bury St Edmunds, Ipswich, Norwich and the Suffolk Heritage Coast.

## 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... What 3 Words Location [///meals.lied.frown](https://www.what3words.com/)

## Services, District Council and Tenure

Oil Fired Central Heating

Mains Electricity, Water & Drainage

Broadband Available – please check [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)

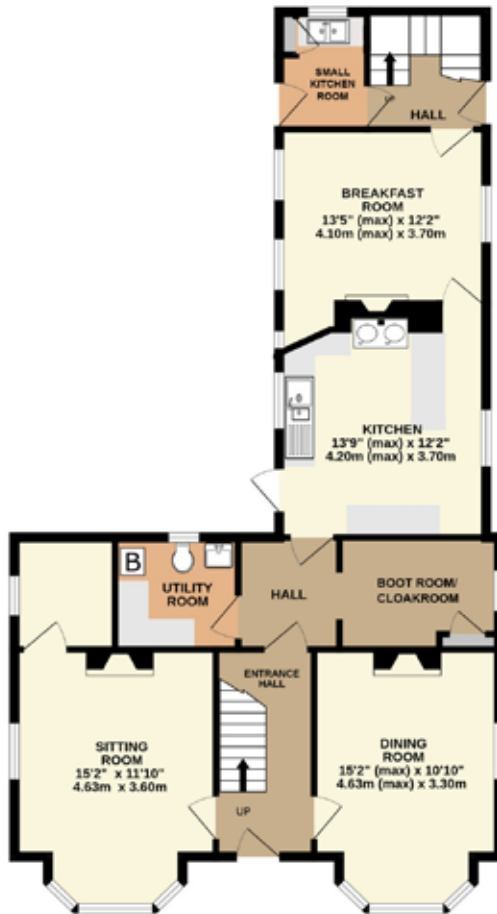
Mobile Phone Reception - varies depending on network provider Please see [www.ofcom.org.uk](http://www.ofcom.org.uk) to check

Mid Suffolk District council – Band F – Freehold

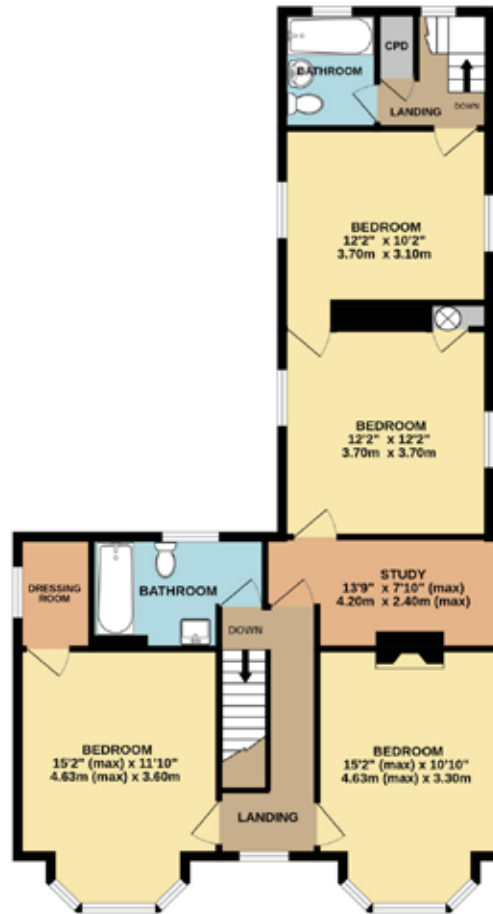
EPC - F



949 sq.ft. (88.2 sq.m.) APPROX

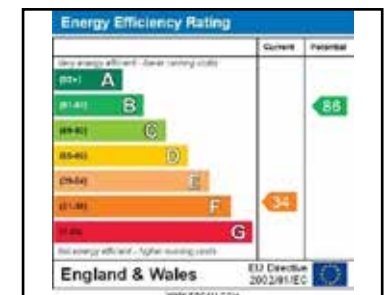
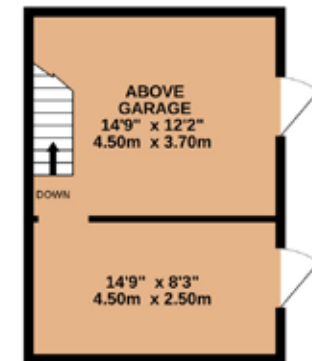
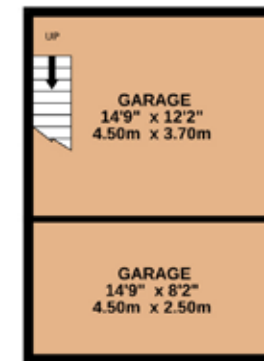


949 sq.ft. (88.2 sq.m.) APPROX



### TOTAL FLOOR AREA (approx.)

Accommodation: 1898 sq.ft (176.4 sq.m) - Garage/Outbuildings: 601 sq.ft (55.8 sq.m)  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Produced for Fine & Country Estate Agent.



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

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