



Clamp Farmhouse
Creting St Peter | Stowmarket | Suffolk | IP14 5BP

A HOME OF DISTINCTION



This beautiful home with its elegant Georgian façade is a fine period Grade II Listed property and a great family home. With its five plus bedrooms and spacious reception rooms the property really does lend itself to family living. The 4.3 Acres of land (stms), equestrian facilities and a spacious barn sit in a beautiful part of the Suffolk countryside.



KEY FEATURES

- A Very Fine Grade II Listed Period Home
- Equestrian Facilities - Two Stables And Tack Room - Set Around a Concrete Yard With Separate Access
- Around 4.3 Acres Of Land (stms) - Formal Gardens and Paddocks -
- Excellent Outbuildings Including A Spacious Barn
- Two Excellent Georgian Reception Rooms
- Further Generous Drawing Room With Wood Burner
- Excellent 31 Foot Aga Kitchen Breakfast Room
- Utility Room and Cloakroom
- Five First Floor Bedrooms, Two Attic Rooms on 2nd floor
- Three Bath/Shower Rooms

Looking Inside

'We bought this home because we knew it had potential to be made into a family home.' It has been transformed over time into a comfortable, spacious, and cosy place to live. The original house was built in the 1600's and a Georgian façade added in the 18th century. The house is Grade II Listed.

The kitchen breakfast area is stupendous. It has an area where eight plus people can sit to dine plus a beautiful island with power and induction hob. The surfaces are granite. The character is enhanced by the exposed beams and the Italian tiles make for a room of distinction. This is a room for cooking and conversation. The double doors accessing the courtyard are frequently used to catch the evening sun on the patio. Perfect for soirees at dusk. There is a stunning stained-glass door and access to the utility room and downstairs cloakroom.

There are three reception rooms, currently used as a drawing room, sitting room and small lounge. They are all beautifully decorated and can be used flexibly according to a family's needs. The feature fireplaces in two of the rooms are stunning. One houses a wood burner and the other is an open fireplace. Two of the rooms have direct access to the gardens.

Oil fired central heating by radiators runs throughout the house. An additional feature downstairs is the cellar, currently used for storage. The hallway houses the beautiful winding staircase which leads to the first-floor landing. It is open and spacious. There are five bedrooms on this floor, two have en-suite facilities and there is a family bathroom and separate cloakroom. The master bedroom is huge and offers cosy comfortable accommodation.





KEY FEATURES

From the first floor the stairs rise to the second floor where you will find another two useful attic rooms.

The accommodation here is flexible and versatile. There are so many opportunities for you to shape the rooms according to your own family needs. Space, Style, and Versatility on offer here.

Exploring Outside

With around 4.3 acres of land this really is an exciting place to live. The gravelled drive leads to the walled and railed front garden which sits hugging the Georgian façade. The shrubs, wisteria and trees frame the house, as if in a painted scene. It is a sight to behold. There are gardens and courtyards encircling the house which sits in the middle. To the left of the drive is the access point down to the equestrian area where there are two stables and a tack store. From here you have access to the expanse of green meadows.

Outside there is a separate area where the chicken coop is sited and several sheds and stores. The barn sits to the side of the house and was the original stable block. It is ideal to be developed as a home working space or workshop or garage space subject to usual consents and has an upper floor.

In the Local Area

Stowmarket is close by and as such you have great shopping and support services at your doorstep. The nearby village of Creeting St Peter has a village hall and church. There are primary and secondary schools within the local area.

Stowmarket is on the main train line that connect London with Norwich and Ipswich. The road networks support easy access to other towns and to the east coast.

This house represents countryside living at its best.































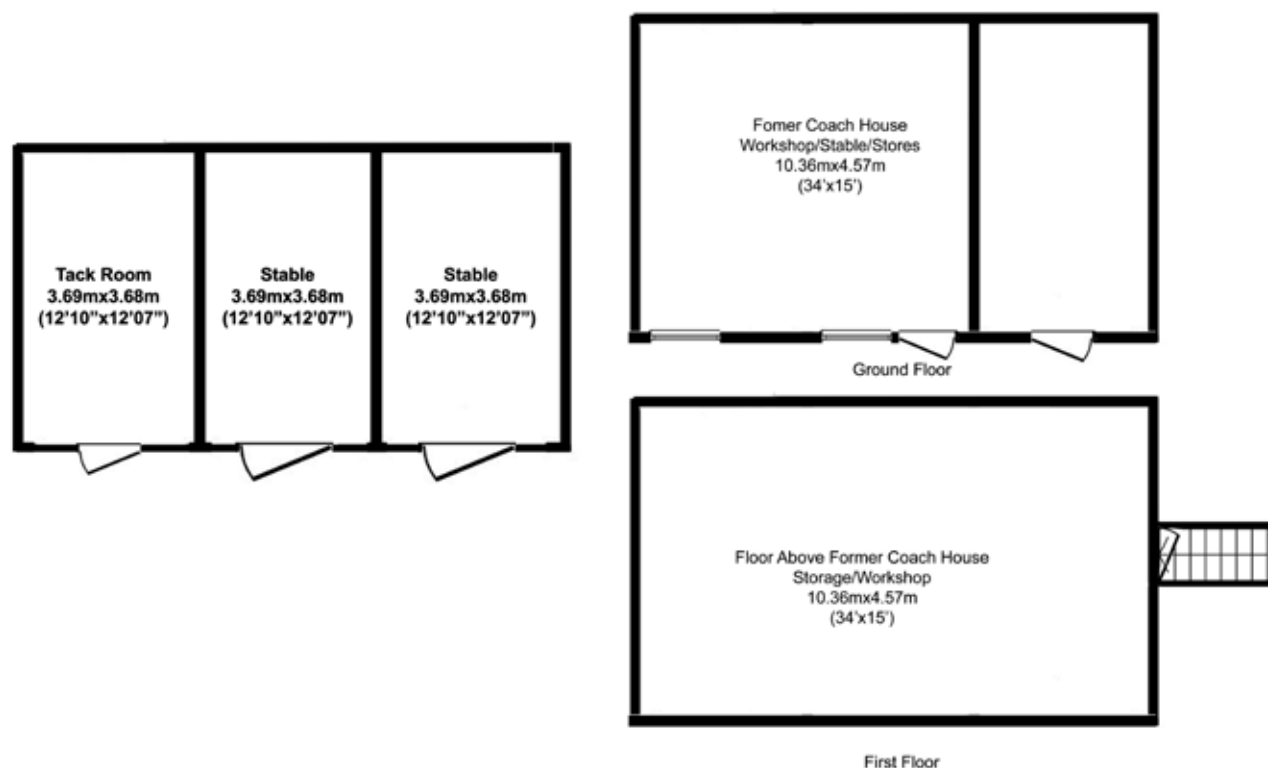






INFORMATION

Property - DIS4203
Approx. Internal Floor Area of Former Coach House & Stables - 1458.32 Sq ft/ 135.48 Sqm



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Agents Notes

Directions – From Diss take the A1066 towards Scole, at the first roundabout take the 3rd exit and shortly afterwards at the second roundabout take the 2nd exit onto the A140 towards Ipswich. Continue on the A140 for approximately 7 miles, turn right and after 2.3 miles turn left, continue on the A1120 for a short distance then turn left into Fen Lane, follow Fen Lane passing under the A14. Continue to the T Junction and Turn right into Mill lane. Follow Mill Lane until you come to a sharp right hand bend and the property will be found on the left hand side.

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... ///myself,tearfully,brands.

Broadband Available - Please check www.openreach.com/fibre-checker

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

Local Authority – Mid Suffolk District Council - Band G

Services – Mains Electricity & Water (Water Metre Fitted). Private Drainage, OFCH - Underfloor Heating to drawing room.

Tenure – Freehold

Property - DIS4203
Approx. Internal Floor Area - 4028.1 Sq ft / 374.22 Sqm



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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.



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