



The Old Shop  
Church Road | Stutton | IP9 2SJ

# Heritage & Heart



Welcome to living history! A fascinating property dating back to the 1700's, this former Post Office has character combined with modern versatile living and offers generous social space, six bedrooms, five bathrooms and a huge welcoming heart. Add to this parking for eight vehicles, a vibrant village life with commuter links easily accessible and you can have it all!







# KEY FEATURES

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- Unique and characterful home with rich local history
- Potential to run a lettings business or annexe-style accommodation.
- Perfect for multi-generational living
- Parking for several vehicles
- 1/3-acre private plot with mature gardens
- Excellent nearby schools
- Fabulous family home with versatile layout
- Wonderful village location with a strong community feel

Dating back to 1700's, extended in the 1980's, this building was originally the village post office and shop. The owners chose this home for the space to bring up a young family and the opportunity to enhance the building. They continued the preservation in recent years, replacing all the windows that had not already been upgraded and the felt roof of the balcony with fiberglass and decking. They have installed a new oil fired central heating system throughout with a two and half thousand litre tank, facilitating three heating zones and now providing underfloor heating to kitchen, ensuite, family bathroom, ground floor shower room and utility. Add to this heating tech, three new log burners and this makes a cosy home, easy to keep warm and with flexibility to heat specific areas. A new fuse box along with all new incoming wiring to the property has been installed too, so this home, whilst full of character, is futureproofed with peace of mind for years to come.









## Step Inside



Entering through the porch with two stunning stain glassed windows, the hallway leads to a shower room and a utility room, with practical grey slate flooring and a lobby with external door. Ahead is the well-equipped study with space for three workstations and wood burner for cosy winter working. To the right is the bright morning room, south facing and a wonderful space for an early cuppa. Double doors from here, lead to the heart of the home; the kitchen, open planned for modern living. It boasts a bank of ovens, large island with glass bar, and plenty of storage plus has double doors opening out to the terrace making alfresco dining a real treat. The kitchen is semi open planned with the wow factor entertaining space, the beautiful, beamed dining room – this has a fabulous glass bar which lights up for party nights and a walk-in pantry plus an extra room currently used for hobbies which would make a great wine keep perhaps. Also off the kitchen is the cosy living room with wood burner set in the handsome Inglenook fireplace – this is the warmest room in winter and the coolest in summer due to the original thick walls. Finally, a self-contained annex is accessed either from the hobby room or its own external door and offers bedroom, kitchenette and shower room and has been used as holiday let in the past offering a simple ancillary income.







## Rising To Every Occasion

Whether you're looking for a characterful family residence, a multi-generational solution, or a property with scope for lettings or flexible living arrangements this home has it. The current owners have made many happy memories here, and the property provides versatility to grow and repurpose areas as required. The study would make a playroom, or teens den or even another ground floor bedroom with the shower room just across the hall. The dressing room on the first floor could easily become another bedroom. The ground floor bedroom with walk in wardrobe, kitchenette and shower room has been used as a holiday let and in recent times for multi-generational single level living. It would also make a great workspace where clients would never need set foot in the main house – keeping the work life balance. The home has welcomed village Christmas parties, where the open plan entertaining space comes in to its own, and the enclosed gardens have seen children camping out, boules competitions hosted in the designated boules pitch and has been the home where everyone congregates, whether to chill on the first-floor decking, soak up the last of the sun, cook pizza together in the outside kitchen or escape to the covered hideaway at the end of the garden. This home is truly versatile and meets a wide range of needs.





















## Exploring Upstairs



Climbing the stairs you find a gorgeous picture window with views over the garden, allowing light to fill the landing. First, is a large dual aspect bedroom with built in wardrobes, then a few steps down take you to the older part of the house with two further bedrooms, both with wonderful beams and beautifully preserved original fireplaces. Just along the landing is the family bathroom with huge roll top bath and separate shower – a great space for those with young children where elbow room is needed! An expansive dressing room is found to the left with a fabulous bank of wardrobes plus ample room to use as a bedroom if needed – this has a Narnia style door with access along the front of the property – a wonderful quirky feature! Then at the end of the landing is the principal suite, which feels like a boutique hotel - open planned with glorious bathtub and shower plus double doors to the balcony deck. From the decking you can also access the final large bedroom which has a kitchenette and dining space plus ensuite and has been used as a holiday let in the past.











































## Step Outside

Entering through double gates to the extensive driveway, you find parking for up to eight vehicles, a single garage, a workshop barn and even a bicycle shed. The grounds offer various “garden rooms” to enjoy – an outside kitchen with pizza oven and BBQ area is a real bonus and even boasts the original marble counter from the Old Shop, found when excavating and repurposed, keeping history alive. An old well and pump house remain in the garden, and green fingered enthusiasts will enjoy the greengage, apple, and plum trees along with the greenhouse. A purpose-built boules area features at the end of the garden with its own tiled roof pergola and seating area – this is a popular sport in the surrounding villages and has hosted many a fun competition. If relaxing is more your style, the pergola directly outside the kitchen is a firm favourite for a cuppa in the morning on relaxing sofas, or the first-floor decking provides a quiet haven with a G & T in the evening. This garden even has an outside kennel and sectioned off area for four legged friends, which could make a great area for chickens maybe.

## On The Doorstep

Stutton is a vibrant village with amenities including a shop, two village pubs within walking distance and an active village hall with clubs including gardening, history, carpet bowls, Pilates, dance, toddler groups plus a community cafe and shop. Nestled within the Shotley Peninsula and part of an Area of Outstanding Natural Beauty, you are within walking distance of Alton Water offering windsurfing, sailing, café, cycling and running track. You are also within walking distance of the River Stour and Stutton shore and beach. Water babies will love life here.





# INFORMATION

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## Services, District Council and Tenure

Oil Central Heating

Mains Electric, Water and Drainage

Babergh District Council - Tax Band E - Freehold

Broadband Connection <https://www.openreach.com/fibre-checker>

Mobile Phone Reception Please see Link to check [View mobile availability](#)  
- [Ofcom Checker](#)

## How Far Is It To....

Manningtree is just a ten-minute drive away with shopping facilities and schooling found at Holbrook, The Royal Hospital School and Ipswich High School. For commuters, there are great travel links with access to the wider road network of the A14, and the A12 links to the M25. The mainline railway stations in Manningtree and Ipswich provide a regular service to London taking around an hour.

## Directions:

From the A14, take junction 56 A137. At the top of the slip road turn right at the roundabout to Holbrook. At the next roundabout take the second exit to Holbrook B1456 and follow along beside the River Orwell. Continue until the road forks to Holbrook B1080. Stay on the B1080 through Holbrook, past the Royal Hospital School, until you reach Stutton. The house is directly ahead of you in the village of Stutton at the junction of Church Road and the B1080.

## What Three Words Location

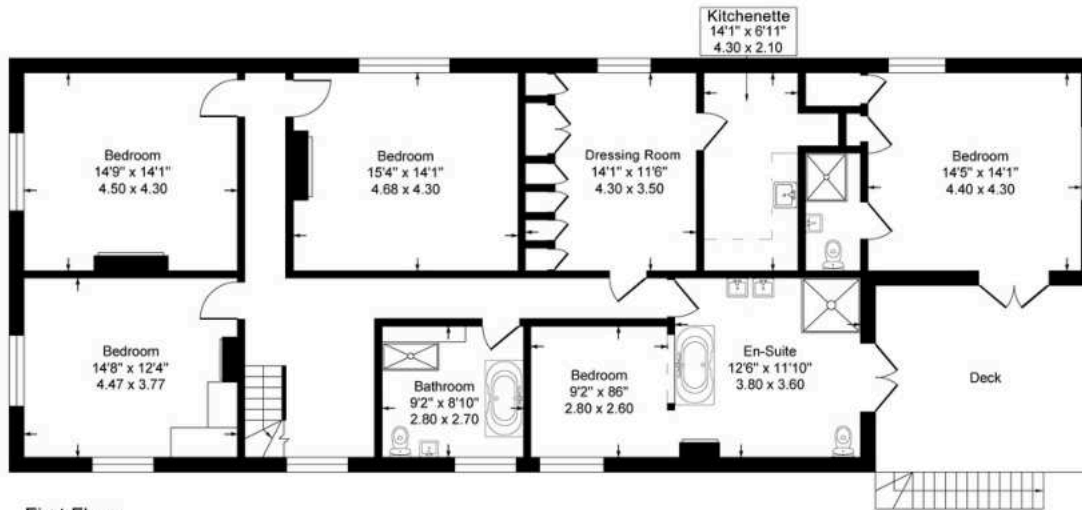
Every 3-metre square of the world has been given a unique combination of three.

words. Download the app to pinpoint the exact location of this property using the words. ///hindered.mostly.famed

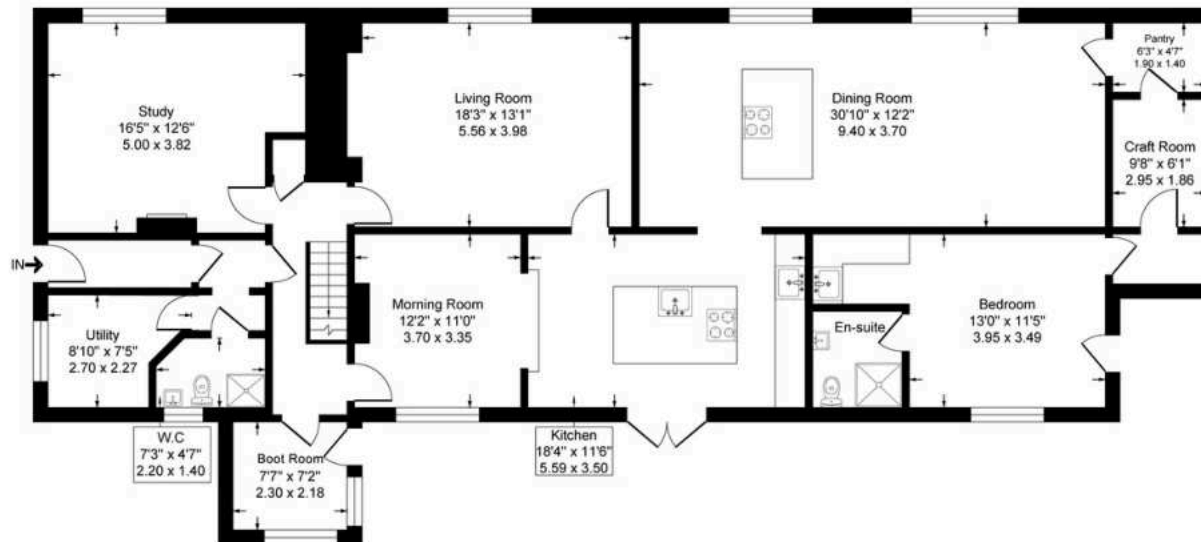


# The Old Shop, Church Road, Stutton, IP9 2SJ

Approximate Gross Internal Floor Area = 331.0 sq m / 3563 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E	49 E	
21-38	F		
1-20	G		



# FINE & COUNTRY

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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.

