



Thatch End
Ashfield | Stowmarket | Suffolk | IP14 6LZ

TIMELESS APPEAL – PRACTICAL LIVING



In the heart of a pretty Suffolk village, this beautiful timber-framed, part-thatched period home offers the perfect blend of heritage charm and everyday comfort. Grade II listed and lovingly maintained, this character-filled residence sits in wraparound mature gardens in excess of 0.4 of an acre (stms), offering breathtaking views over neighbouring farmland.



KEY FEATURES

- Grade II Listed Period House, Part Thatched
- Exquisite Gardens In Excess of 0.4 acre (stms)
- Spacious Kitchen/Breakfast Room
- Lovely Sitting Room
- Comfortable Dining Room and Conservatory/Garden Room
- Useful Pantry, Utility Room and Study/Work Room
- Four Generous Bedrooms and First Floor Bathroom
- Pretty Suffolk Village
- Superb Views Over Neighbouring Farmland

This Grade II Listed Period House is rich in history and full of original features, offering an idyllic English countryside aesthetic. Unusual for a home of this age, all the ground floor rooms are dual aspect, making this a light bright home, whilst offering exposed weathered beams, huge fireplaces, gorgeous traditional flooring, and a feeling of Dickensian charm. The layout offers flexibility in use, with both reception rooms having a magnificent fireplace and the first floor having almost an independent bedroom, separated from the rest of the sleeping area.

Step Inside

The moment you step across the threshold from the porch you sense the layers of history with the traditional black and white tiled floor and exposed beam work. With stairs and ground floor shower room straight ahead, to the right is the spacious, dual aspect, bright kitchen/breakfast room, practical with tiled floor, bespoke handmade cabinetry and with a huge range set into exposed brickwork alcove. This is the current owners favourite space – this comfortable room welcomes all the family to pile in when they arrive, sitting round the table to chat. Off the kitchen is the useful walk-in pantry, which has power to it, and a utility room with external door, making it a handy space for muddy paws and coming in from the garden. Off the utility is the study, a functional and flexible space for home working or hobbies. Coming back to the entrance hall, to the left is the dual aspect, atmospheric sitting room, a warm and inviting space for relaxing and full of character with exposed beams and magnificent fireplace with multi fuel burner and ancient deep alcoves from times gone by. A door from the sitting room leads to a small hallway with access to a second staircase, the conservatory, and the dining room. The dining room benefits from a mirror fireplace with the sitting room, and another multi fuel burner, with space for cosy fireside seating too, this dual aspect, light and bright space with limestone floor and lighter beams is also perfect for taking after dinner coffees outside to soak in the serene garden views. Christmas dinner for a crowd is magical here, the huge table dressed, family gathered and whilst cosy with the fire you have views of the snowy gardens outside through the double doors. The conservatory is also off the internal hallway offering year-round views of farmland stretching away, and with double doors to yet another seating patio.





KEY FEATURES

A Period Property With Soul

This home has real heart and whilst the property is full of character, modern convenience is still to hand. The ground floor shower room provides a second bathing space – the “Alice In Wonderland” chess board tiled floor extends to the entrance hall and still gives a traditional feel in a modern setting. The Indian sandstone terrace outside the dining room gives a separate space to enjoy the gardens – so whether escaping from the hoards for a quiet cuppa or lingering over after dinner brandy, enjoying the last of the summer sun with friends, this terrace has been well used. These features are in keeping with the heritage of the home, so whether you are looking for a family home or a countryside retreat, this property offers timeless appeal and practical living in equal measure.

Exploring Upstairs

The main stairs rise to the first floor landing where to the left you find the dual aspect principal bedroom, airy and bright with lots of space for a large bed and storage too, with views across the gardens and farmland beyond. Bedroom four is a good-sized double room, currently used as a dressing room. Next to this is the generous family bathroom with bath and separate shower. The uniqueness of this home continues with a large bedroom with wonderful Juliet balcony, imagine sleeping on a hot summer's night with doors open and a cool breeze – just wonderful. For multigenerational families, or those with teens yearning for independence, the last bedroom can be accessed independently from outside, via the conservatory double doors, through to the small lobby and separate staircase, so if coming home late (or early!) the access to this bedroom is just a blessing, being completely separate to the rest of the first floor!

Step Outside

The first view is of a pretty pedestrian pathway leading to the porch and front door – such a typically English country cottage. To the right of the house, double five-bar gates lead to the driveway and parking area – if required you could perhaps increase parking area using grounds to the side of the house. The wraparound gardens envelope the property, framed by mature trees and hedging providing complete privacy and seclusion. Mature planting and lawns make for peaceful outdoor spaces, and you can follow the sun around the home with a variety of seating areas. The views from the conservatory, and back gardens are absolutely stunning, with open farmland embracing you in true rural style, all the benefit of the vista but without responsibility for its upkeep!





























INFORMATION



On The Doorstep

The pretty village of Ashfield-cum-Thorpe is a quiet rural hamlet with country walks available right from your doorstep, amidst gently undulating surrounding countryside. It offers a welcoming environment with village community centre, children's play area and regular events including ladies' group, stained glass class, race nights, pop up pubs, wine tasting, cocktail nights, and for the energetic villager Pilates and Karate.

How Far Is It To....

Ashfield is situated between Framlingham to the east and Debenham to the west. The historic market town of Framlingham, with its fine medieval castle and good selection of shops, restaurants, and pubs, provides schooling in both the state and private sectors. There is further shopping and schooling available in the picturesque village of Debenham and in Eye with the renowned Hartismere school. For commuters, the train station at Stowmarket is just 13 miles away with direct services to Ipswich, Norwich, and London Liverpool Street station.

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 [///raced.fakes.tasks](https://www.what3words.com/raced-fakes-tasks)

Services, District Council and Tenure

Oil Central Heating

Mains Water, Electricity & Drainage

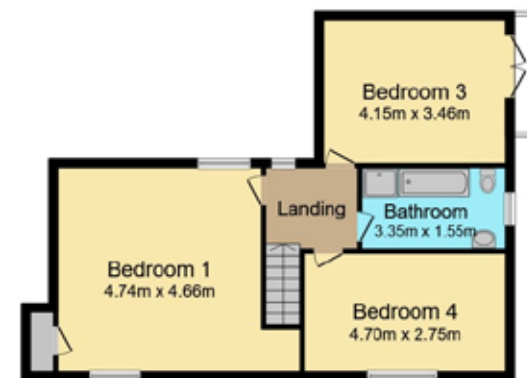
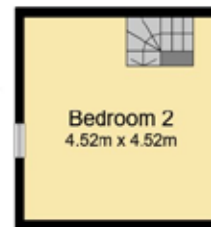
Mid Suffolk District Council; Council Tax Band F-Freehold

Broadband Connection – Fiber to the property but please check <https://www.openreach.com/fibre-checker>

Mobile Phone Reception See Link to check View mobile availability - Ofcom Checker



Ground Floor
Floor area 112.5 sq.m.



First Floor
Floor area 86.2 sq.m.

Total floor area: 198.7 sq.m.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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