



Gate Farm House  
Gipping | Stowmarket | Suffolk | IP14 4PT



# EXTENSIVE FAMILY HOME



Cherished by generations of one family for several decades, this house has seen many social gatherings and celebrations in its large and plentiful spaces. Here in this historic six-bedroom home, set in about an acre of mature grounds, (stms) you'll have room for everybody, whether that's several working from home, visiting relatives, or elderly dependents.

And, because all the above can be accommodated, it's more than likely you'll stop here for as long as the current owners have done.







# KEY FEATURES

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- Beautiful Grade II listed former farmhouse
- Wonderful light and expansive rooms
- About an acre of charming grounds (stms)
- Three fabulous reception rooms
- Farmhouse style kitchen and large utility room
- Ground-floor cloakroom and workshop
- Six first-floor bedrooms
- Family bathroom and ensuite shower room
- Detached double garage with studio/workspace above
- Highly recommended

Unusual and intriguing, this place has an evolution all its own. Historic England dates the house's beginnings to the beginning of the 17th century with major remodellings in the 19th and early 20th centuries. The owners, however, suspect an even more detailed history. And when you look at the idiosyncratic floorplan, their idea makes perfect sense. What you're looking at is actually two ancient buildings, once separate and joined together in 1853, as evidenced by dates hand-cut into brickwork – just one of several tantalising historical details to be discovered in this fascinating home.

## Step inside

Despite the grand Edwardian finialled portico on the south side, you'll enter the building through a pitched porch on the east elevation at the end of the drive. The hallway ahead doglegs between the two original buildings, now joined together. At the back of the house is the oldest part, the great square dining room of over 280 square feet. Medieval specialists have examined the immense beam overhead and determined a construction date of c1600. The fireplace in here is currently not in use, though with some work on the stack it might be reinstated. Next to the hearth remains an iron-fronted bread oven with separate oven below, a delightful reminder of all that has gone before in this spot. The 2/3-sized snooker-cum-dining table in here can seat up to 14 and is offered separately. the dining room ceiling includes a square frame which would once have been a ladder hole for access to the room above. A door leads directly to the kitchen, a bright square room with plenty of room for a table in the centre for casual dining. The standout feature is undoubtedly the immense Suffolk dresser occupying one side of the room – the like of which you'll not have seen before, it's safe to say. Built in situ in the late Victorian period it's the best imaginable setting for your best pieces.







# KEY FEATURES

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## A tale of two sitting rooms

What sets this house apart from others of a similar age is the two vast sitting rooms where you'd expect to have just the one. Connected via a small lobby, these sit either side of another chimney stack in what was once a separate building. The exterior of this part of the house was given a series of upgrades over time starting with a gault-brick facelift in 1900 followed by wide bay windows with crenellations and fluted columns in 1905. Finally, the central porch was added in 1912, as announced on the tympanum above. With this final addition to what is surely the house's best side – and definitely designed to impress – Edwardian ideals were complete. Inside, we're back in the mid 18th century with prominent oak beams and brick chimney stack. On one side is the sitting room with its broad inglenook and cosy wood-burner, on the other is the sunny drawing room where whitewashed beams lift the space. Both rooms benefit from windows on two sides which bring light right to the centre of the building. Also on the ground floor are a shower room, a very large utility room and a workshop.

## Upstairs

Accommodation on the first floor comprises six double bedrooms, most of which are large by any standards and allow for plenty of freestanding furniture. The two slightly smaller bedrooms were possibly once one the size of the dining room below. Up here the fireplaces are Edwardian with pretty tiling and Art Nouveau motifs. There is one ensuite bathroom and one spacious family bathroom with both bathtub and shower stall. A second flight of stairs leads to two attic rooms which provide excellent storage.

## Separate studio

A modern oak-framed double garage stands apart from the main house with an external staircase leading up to a balcony where glass doors open to a bright room of over 200 square feet, an excellent home office, artist's studio or children's play room.









# KEY FEATURES

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## Outside

Only a visit will properly convey the charm and scope of these grounds though more serious gardeners will already appreciate the opportunities here. A stone terrace wraps around three sides of the house, providing a sunny spot to sit at all times of the day. Lawns stretch away beyond with mature trees, pond and shrubs creating a sense of seclusion. An orchard provides produce from apricots to walnuts as well as fruit cages of raspberries, blackcurrants and gooseberries – summer pudding will definitely be on the menu! The vendors said 'we regularly have toads and moor hens in the garden, occasionally frogs newts and wild duck.' With so much space to spread out, it's hard to imagine a better setting for large garden parties, and indeed the owners have hosted two family weddings here in the past. They also hold an annual summer festival with live music around a campfire and over 40 people all accommodated in the house and garden.

## On the doorstep

Albeit a tiny hamlet, Gipping has the heart of a larger village with an active parish council organising community events. One mile distant, Old Newton offers a primary school, village shop and post office and Chinese take-away. Several country pubs are nearby, walking distance for some – The Crown at Stowupland, The Trowel and Hammer at Cotton or The Bull at Bacton. The beauty of the remote location is that you'll be able to embark on country walks in all directions straight from the door while being just a few miles away from wider connectivity

## How far is it to

Trunk roads – A14 and A140 – are only about five miles away but happily that distance puts them well out of earshot. Stowmarket station is just four miles away putting you on a direct train to London or Norwich. Here are also several major supermarkets as well as restaurants, cinema and the John Peel Centre for the Creative Arts.

































































# INFORMATION

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## Directions

The house is 4.7 miles from junction 50 on the A14.

## 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 [///galleries.initiates.hillside](https://galleries.initiates.hillside)

## Services, District Council and Tenure

Oil Central Heating

Mains Electricity and Water

Private Drainage – Treatment Plant

Mid Suffolk District Council; Council Tax Band G

Tenure-Freehold

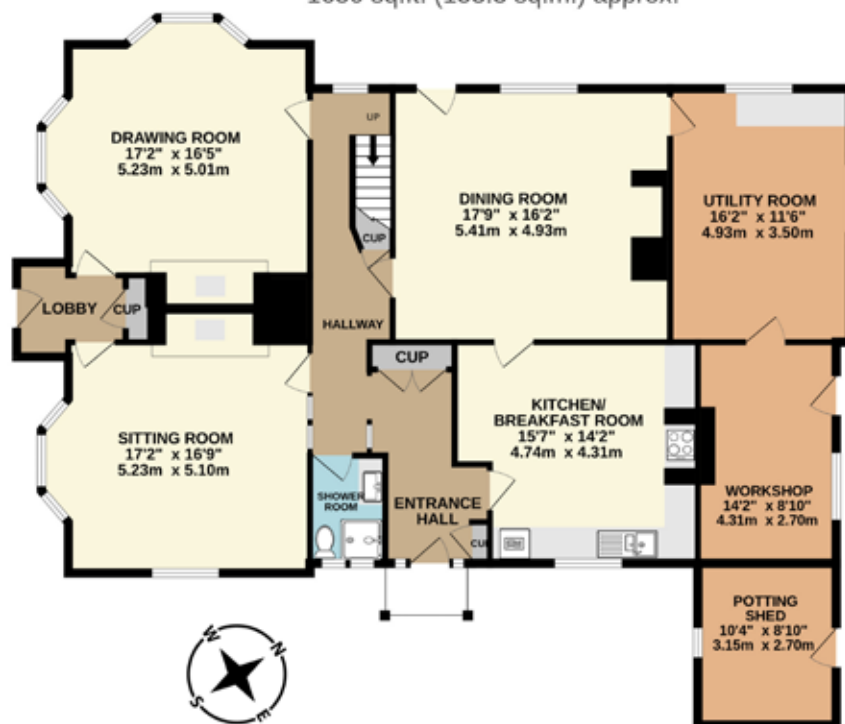
Broadband Connection – there is fibre to the cabinet in the road - please check <https://www.openreach.com/fibre-checker> for your chosen provider.

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

**Covenant** - No game is to be taken from the property - dead or alive and no noxious business will be permitted.



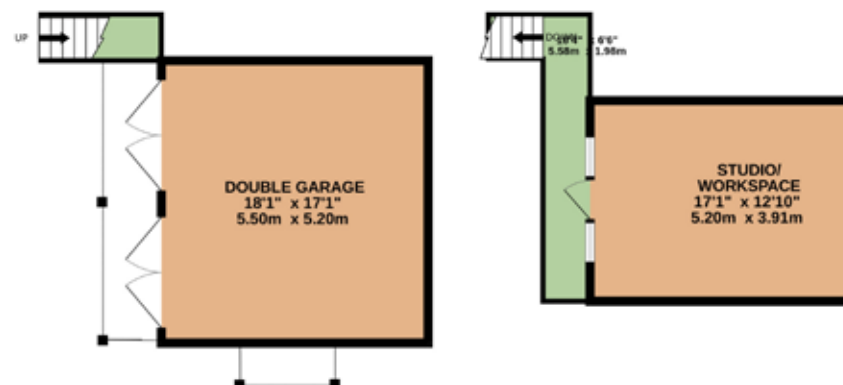
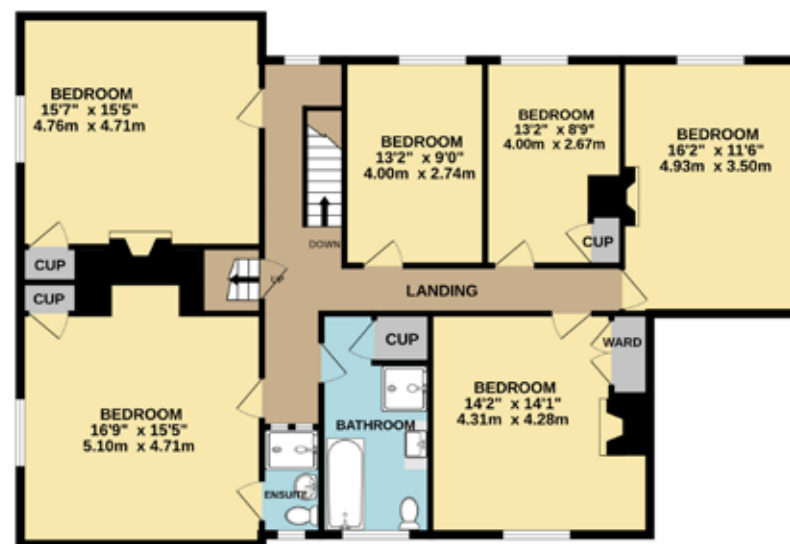
GROUND FLOOR  
1650 sq.ft. (153.3 sq.m.) approx.



**TOTAL FLOOR AREA (approx.)**

Accommodation (inc. Studio): 3148 sq.ft (292.5 sq.m)  
Garage/Outbuildings: 409 sq.ft (38.0 sq.m)  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Produced for Fine & Country Estate Agent.

1ST FLOOR  
1382 sq.ft. (128.4 sq.m.) approx.









# FINE & COUNTRY

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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.

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Fine & Country Regional Office  
3 Navire House, Mere Street, Diss, Norfolk, IP22 4AG  
01379 646020 | [diss@fineandcountry.com](mailto:diss@fineandcountry.com)

