



Red House
Norwich Road | Creting St Mary | Ipswich | IP6 8PF



Exceptional Countryside Living



Red House is an impressive red-brick family home set in open Suffolk countryside, combining period character with modern style. Spacious living areas, a stunning kitchen, and elegant entertaining spaces make it ideal for family life. The gardens include terraces, an orchard, and rural views. Conveniently located near Needham Market and Creting St Mary, it offers easy access to schools, shops, and transport links. A refined country home with space, charm, and excellent connectivity.



KEY FEATURES

- Chain Free
- Principal bedroom with dressing area
- Impressive red-brick country home
- Landscaped courtyard and entertaining terrace
- Vaulted games room with open fire
- Detached barn, summerhouse and ample parking
- Elegant dining area with skylight
- Great transport links
- Multiple reception rooms with wood burners
- Highly regarded Schools

Step Inside

Set amidst open Suffolk countryside, Red House is an exceptional family home that combines timeless red-brick character with contemporary comfort. Behind its handsome oak front door lies a series of beautifully designed spaces that flow effortlessly, offering both grandeur for entertaining and warmth for everyday living.

Throughout the ground floor, elegant tiled flooring unites the home, creating a natural sense of connection. To the left of the reception hall, the Games Room immediately captures attention - a striking, vaulted space with dual-aspect windows, exposed red-brick chimney and open fire. This is a room designed to gather in, whether for relaxed evenings by the fire or lively celebrations with friends.





KEY FEATURES

Directly opposite the front door, a cloakroom offers practicality and style with floor-to-ceiling tiling, chrome towel rail, and contemporary fittings. The Dining Area is a true centrepiece - an impressive, light-filled space designed for entertaining on any scale. Privacy shutters frame large windows, while an orangery-style skylight with statement pendant lighting floods the room with natural light. The proportions easily accommodate a twelve-seater dining table, ideal for dinner parties or family gatherings. Sliding glass doors open to a secluded courtyard terrace, which connects seamlessly to the Playroom, allowing the home to flow beautifully from one social space to another.

Flexible Lifestyle Living

The Breakfast Area features built-in seating for informal dining, leading into the Lounge - a wonderfully inviting room with a wood-burning stove, bespoke cabinetry and acoustic double-glazed windows. The Kitchen blends classic and contemporary style with ease. Finished in marble-style work surfaces and soft-close cabinetry, it includes a Cuisine Master range cooker with extractor, a power-head wash sink overlooking the courtyard, and space for integrated appliances including a dishwasher and fridge-freezer. A walk-through galley area, with slate-effect ceramic flooring and exposed red brick, leads into the Drawing Room, where character abounds - original block flooring, timber beams and a further wood burner create a warm, traditional atmosphere. A ground-floor bedroom offers versatility for guests or multigenerational living, complemented by a second fully tiled cloakroom beneath the stairs.









KEY FEATURES

Ascending to the first floor, the Principal Bedroom Suite enjoys a dedicated dressing area with fitted wardrobes and elegant wood panelling. There are several further bedrooms, each generous in proportion, light-filled and full of character - one complete with a stylish en suite bathroom featuring a shower-over-bath. The Family Shower Room is beautifully appointed, with a double walk-in shower with rainhead, modern tiling, and heated towel rail.

Step Outside

Outside, Red House truly comes into its own. A secure, slate-tiled entertaining terrace provides the perfect setting for al fresco dining or relaxing in the optional hot tub, surrounded by well-planted sleeper-edged beds. A brick pathway leads to the side gate, while the gravel driveway offers ample parking, bordered by brick pillars and timber fencing. To one side, a powered summerhouse and corrugated barn offer valuable additional space - ideal for storage, a workshop, or hobby use.

The grounds extend into a gently sloping garden and orchard, dotted with fruit trees and finishes with woodland, offering space for smallholding or simply enjoying the nature. Beyond lie open fields - a wonderful countryside outlook that perfectly frames the home. Balancing authenticity and elegance, Red House is a property that feels both substantial and soulful - a home where traditional craftsmanship meets modern lifestyle, set in one of Suffolk's most convenient settings.













KEY FEATURES

About The Area

Surrounded by open countryside yet conveniently positioned for everyday amenities, Red House enjoys an enviable balance between a rural feel and valuable accessibility. The nearby village of Creting St Mary offers a welcoming sense of community, while Needham Market, just a short drive away, provides a charming selection of independent shops, cafés, and everyday essentials along with a well-stocked supermarket and library. For fresh local produce and relaxed lunches, Alder Carr Farm Shop and Café is only moments from the property and has become something of a local favourite.

Families are particularly well served by the area's reputable schools. Creting St Mary Church of England Primary School is close by and highly regarded, while Bosmere Community Primary School in Needham Market and Stonham Aspal Primary also offer excellent options within easy reach. For older students, Stowupland High School, Claydon High School, and Stowmarket High School each provide good secondary education choices, with well-reviewed sixth-form and college facilities available in nearby Ipswich.

How Far Is It To....

Transport connections are equally appealing. Needham Market railway station is within a short drive, offering regular services to Ipswich, Cambridge, and London Liverpool Street via Stowmarket. By road, the property enjoys swift access to the A140 and A14, placing both Ipswich and Bury St Edmunds within easy commuting distance. Despite its countryside setting, Red House is ideally situated for modern life - a home that offers space, character, and excellent links to the wider Suffolk region.









INFORMATION



Directions:

Leaving Ipswich, head west on the A14 and take the exit for the A140 towards Norwich. Continue north on the A140 for a short distance before leaving the main road to join the slip road towards Creeting St Mary. At the end of the slip road, navigate the roundabout and take the exit onto Norwich Road, then continue along this road past The Highwayman Public House and you'll see Red House on your left.

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 ///outbid.telephone.costumed

Services, District Council and Tenure

Oil Central Heating - Mains Electricity & Water

Private Drainage – Septic Tank

Broadband Available – Please check www.openreach.com/fibre-checker Mobile Phone Reception - Please see www.ofcom.org.uk to check

Mid Suffolk District Council – Band D

Freehold

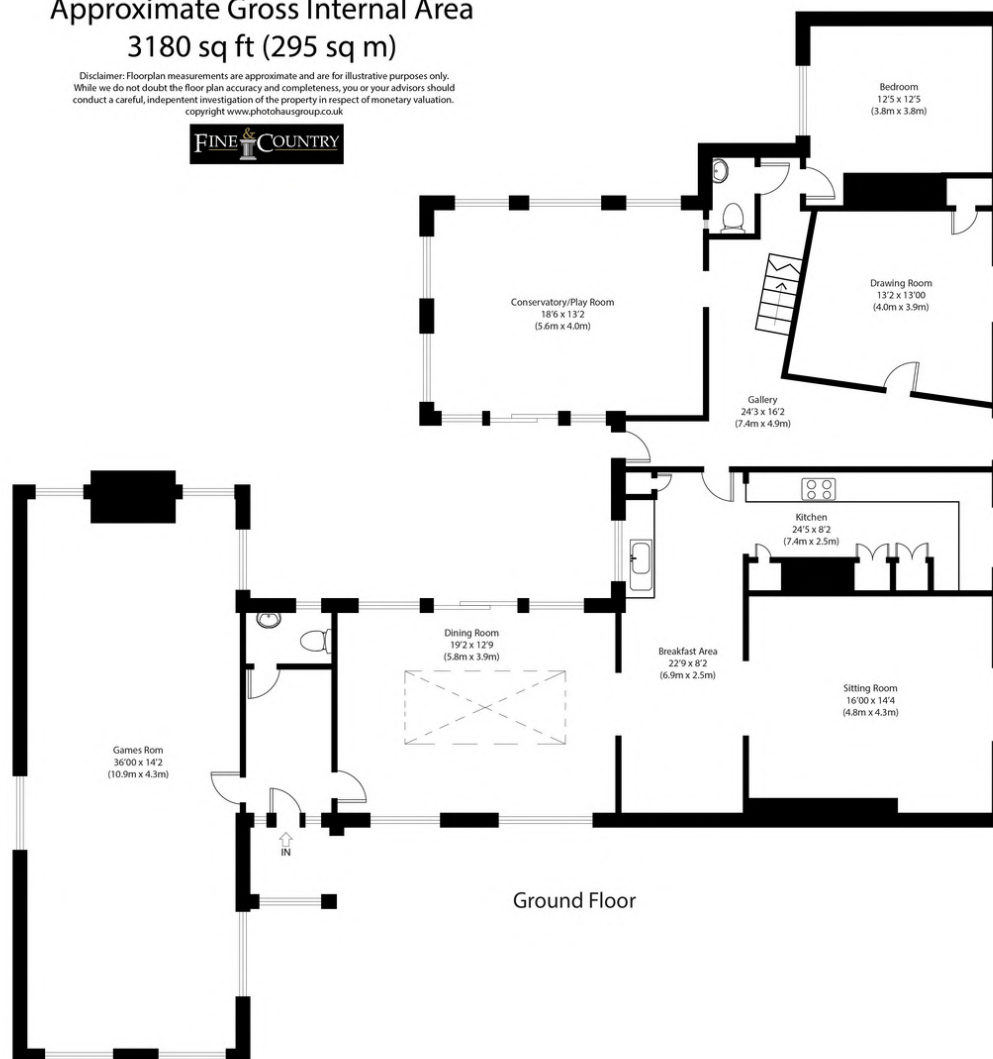
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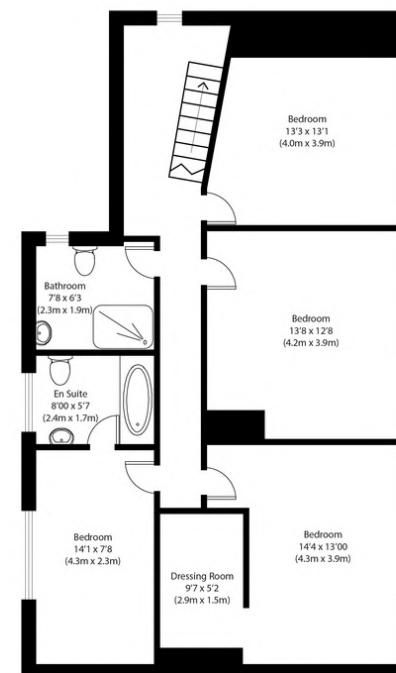


Approximate Gross Internal Area 3180 sq ft (295 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk



Ground Floor



First Floor

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		



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