



20 Front Street
Mendlesham | Stowmarket | Suffolk | IP14 5RY

FINE & COUNTRY

A HOME WITH HISTORY



Set in the heart of the pretty conservation village of Mendlesham, this Grade II listed, three-storey, three-bedroom terrace is a treasure trove of original features. This is where centuries-old beams rub shoulders with a modern kitchen and state-of-the-art heating, proving that even the past appreciates a stylish makeover and a toasty warm welcome! With a suntrap garden, allocated parking and no chain, all that's left to do is move in and enjoy. Plus, with local shops, a cosy pub, and Stowmarket's train links just a short drive away, the location is great too!



KEY FEATURES

- Fantastic Grade II listed three-bedroom terrace property
- Exceptional character features throughout
- Principal bedroom with ensuite
- Large and social kitchen diner
- State-of-the-art German electric heating
- Sought after village with local shops and pub
- Rear suntrap garden
- Allocated parking space.
- A short drive from the train links and amenities of Stowmarket

No Chain

If you love homes with history, character, and a touch of charm, then this Grade II listed three-bedroom former Suffolk long house is calling your name. Built in the late 1600s and packed with quirky period features yet perfectly equipped with modern conveniences, this delightful home wears its history proudly. The large kitchen diner is made for entertaining; the principal bedroom comes with an ensuite and there is a sunny garden, brimming with potential. Bringing the past into the present, this home now features recently installed state-of-the-art electric heating, ensuring cosy warmth all year round.

Step Inside

From the moment you step inside, this home wraps you in its warmth and history. A delightfully quirky winding staircase draws the eye, its timeworn steps leading upward beneath beautifully exposed rustic beams and studwork. To the right of the lobby, the spacious living room boasts rich engineered oak flooring and an exposed brick hearth, just waiting for a wood burner to make it the heart of the home (currently capped off). With its interwoven beams and warm, inviting atmosphere, this space is perfect for cosy evenings.

The kitchen diner is in the rear extension, which was added in the 1990s. It is a space made for everyday life, whatever that looks like to you. Whether that's whipping up a feast, entertaining friends, or simply enjoying a quiet morning with a coffee and a newspaper. Designed to be both practical and inviting, it offers plenty of room to cook, chat, and linger a little longer over dinner. The oak-style kitchen is well-equipped with an integrated washing machine, dishwasher and fridge freezer, keeping everything neatly tucked away. Open and social, it's a place that works just as well for family meals as it does for relaxed evenings with good food and great company. A door to the garden allows you to take your entertaining outside with ease.





KEY FEATURES

Explore Upstairs

The bedrooms are spread across the top two floors. On the first floor, you'll find two pretty bedrooms, both with fitted wardrobes. The principal bedroom on this floor also includes an ensuite shower room. The rooms up here are full of character, with charming cottage-style doors, latch ironmongery and cosy nooks to explore. There is also a generous family bathroom with p-shaped bathtub.

At the top of the house, you'll find a charming attic bedroom with exposed beams that really highlight its character. It's a lovely, tranquil space, perfect not just as a bedroom, but also as a quiet home office or a hobby room, tucked away from the rest of the house.

Step Outside

The private rear garden is a sunny space that's low-maintenance yet full of potential. Whether you're a gardening enthusiast or just looking for an easy-care spot to unwind, it offers a blank canvas to make your own. Whether lounging with a book or enjoying a sundowner after a long day, this peaceful corner is ready to become your perfect outdoor retreat. For added convenience, there is allocated parking at the rear of the garden.

On The Doorstep...

Mendlesham is a charming conservation village that has everything you need right on your doorstep. With a friendly GP surgery, health centre, thriving primary school, local shop, a cosy 17th-century pub, chip shop, and a post office, it's all within easy reach. The community is friendly and welcoming, with plenty of groups, clubs and sports facilities to get involved in. Plus, there are plenty of green spaces, including footpaths, a community woodland and playing fields, making it a place where everyone can feel at home.

How Far Is It To...

Stowmarket, just 7 miles away, is a bustling market town offering a wide range of amenities. You'll find supermarkets, DIY stores and a variety of dining options to suit all tastes. For leisure, the town boasts a modern sports centre and a cinema. Stowmarket is also well-connected, with direct rail services to London in just 80 minutes and to Norwich in 30 minutes, making travel to both major cities a breeze.

The cathedral town of Bury St Edmunds is located only 30 minutes away. In addition to its fascinating history, this East Anglian gem is known as Suffolk's foodie capital with everything from award-winning fine dining to quality Suffolk home cooked pub grub. The town also offers a fantastic mix of independent shops and high street favourites as well as beautiful outdoor spaces and a thriving arts scene.





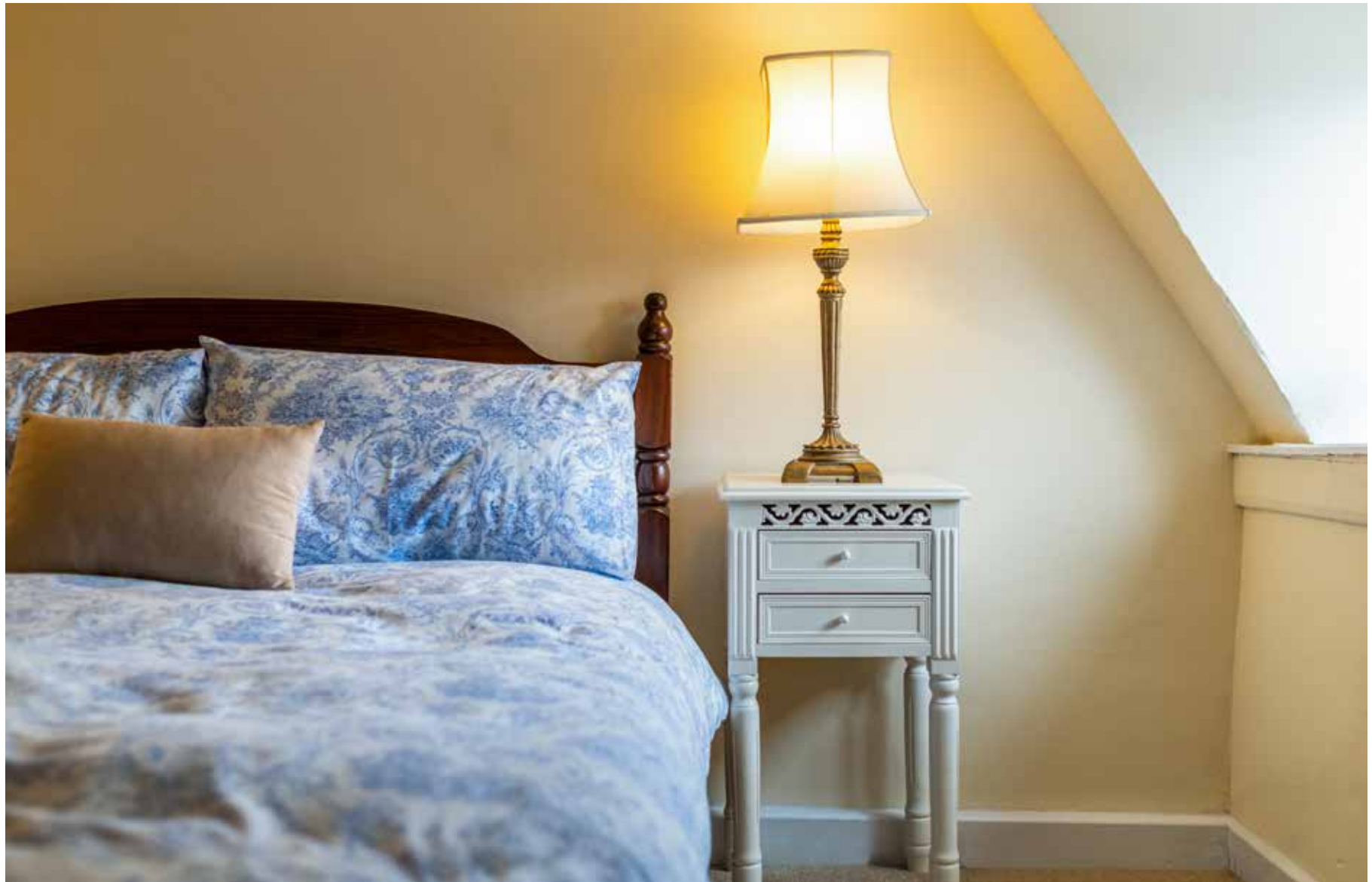
















INFORMATION



Directions

From Diss head south on the A140 and turn right on to Brockford road into Mendlesham. Turn right into Church street and left into Front Street. The property is on your right.

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 /// donates.cabinets.toothpick.

Services, District Council and Tenure

Mains Electricity, Water and Drainage

Heating – Storage Heaters and Electric Panel Heaters

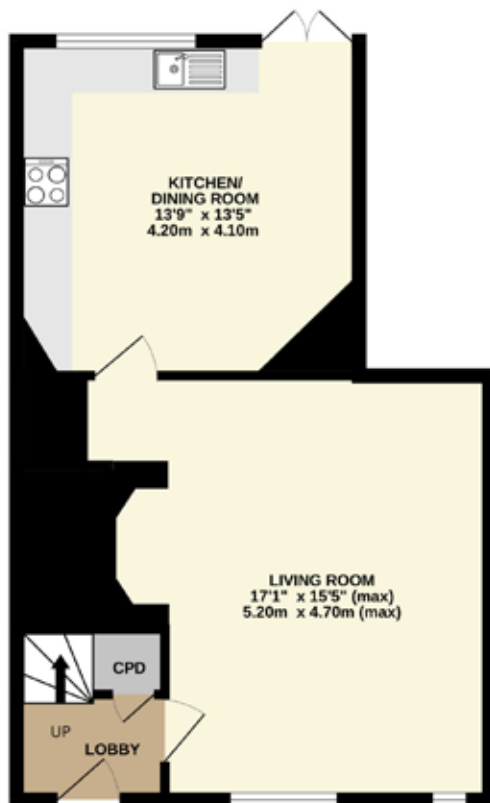
Broadband–Please check www.openreach.com/fibre-checker for your chosen provider.

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

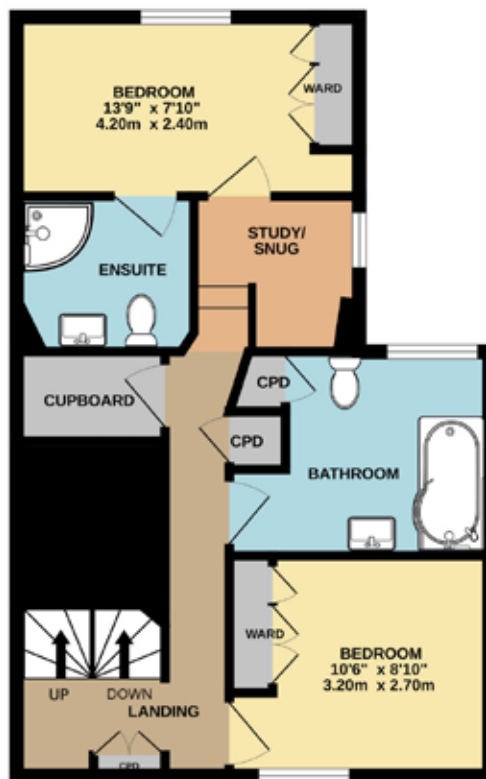
Mid Suffolk District Council – Band C

Tenure - Freehold

GROUND FLOOR
463 sq.ft. (43.0 sq.m.) approx.



1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.



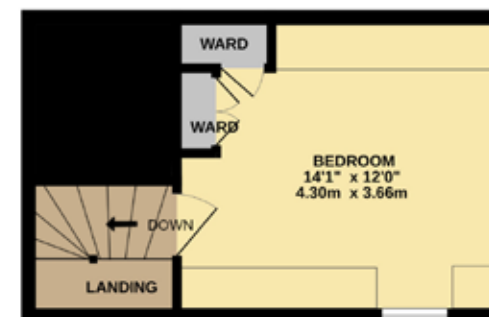
TOTAL FLOOR AREA (approx.)
Accommodation: 1124 sq.ft (104.4 sq.m)
Measurements are approximate. Not to scale. Illustrative purposes only.
Produced for Fine & Country Estate Agent.



1124 sq.ft.
104.4 sq.m.



2ND FLOOR
194 sq.ft. (18.0 sq.m.) approx.



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.



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.

THE FINE & COUNTRY
FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit fineandcountry.com/uk/foundation

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

