



Crown Farm House  
Stowupland | Stowmarket | Suffolk | IP14 4BQ

 FINE & COUNTRY

# HISTORIC COUNTRY CONNECTION



Step into a world where heritage meets contemporary elegance with this exquisite Suffolk pink, Grade II listed, 5-bedroom residence dating back to the 15th Century with late 16th Century additions, nestled in the heart of the popular village of Stowupland, Suffolk. This distinguished five-bedroom detached home, set within 0.7 acres (stms) of enchanting, mature gardens, offers a historic charm, modern sophistication, and a connected country lifestyle without compromise.



# KEY FEATURES

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- Wonderful Grade II listed detached farmhouse
- Principal bedroom with ensuite, three further double bedrooms plus fifth Bedroom
- Approx. 2,679 sq.ft. of internal living space
- Exceptional character features throughout
- A large plot of 0.7 of an acre (stms)
- Beautiful easily maintained mature gardens
- A wonderful garden studio and outbuildings
- Four car garage and extensive parking for multiple vehicles
- The London/Norwich/Cambridge train link only 2 miles away
- Chain free with vacant possession

The current owners fell in love with this home as soon as they entered the driveway, the character, grounds, and location ticking every box... and it has not disappointed. Having lived here for 30 years this home is now an immaculate, turnkey offering, with all the quirky characteristics you would expect from a listed home, two staircases, beautiful timbers, an occasional low doorway and beam, lofty ceilings, an occasional wonky floor upstairs yet it offers versatility to repurpose rooms to suit the way you live, whether just the two of you at home, a large family with children or parents, or simply those who just love to entertain. The home has an incredible history, and the current owners are happy to leave the information they have gathered over the years with the new owners, including hand painted water colour plans, from the 1800s, a real treasure.

## Step Inside

Inside, discover elegant living spaces; expansive, light-filled reception rooms with generous ceiling heights, exposed timber frames with beautiful beams throughout and original features such as mullion windows, grand inglenook fireplaces and decorative plaster work around the fireplace in the principal bedroom. The dual aspect sitting room is ideal for sophisticated entertaining or intimate family gatherings, warmed by a wood-burning stove set in an inglenook fireplace, yet with the French doors to the gardens this is a fabulous room in summer too. The current owners have hosted their own "Turkey & Tinsel" spoof celebrations for relatives with itineraries including "toasted crumpets and mince pies by the roaring fire," and "luncheon served in the dining room, followed by after dinner drinks" - the red and gold décor of the reception rooms enhance a magical Christmas atmosphere. The dining room sits nicely between the kitchen and sitting room adding to the great flow of the house and has seen many a dinner party for 14 guests. With New Year's Eve being particularly memorable this is a wonderful party house.





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The heart of the home is a beautifully appointed gourmet kitchen, complete with ancient beams, featuring bespoke shaker-style cabinetry, gleaming granite worktops, a classic Belfast sink, and an oil-fired Aga, perfect for culinary creativity, whether entertaining or making weekday supper - this is where everyone gathers to chat about the day by the warmth of the Aga. Adjacent is a cosy snug/TV room, a handy space for watching the sport or as a playroom, and a practical utility room with so much space for laundry and dogs, or to decamp muddy boots. Also off the kitchen is a fabulous study with fitted units making it an ideal location for working from home looking out over the front garden and with handy access to the kitchen for a coffee. The ground floor shower room offers a luxury spa experience with power shower and water jets to massage which also has a steam function too, what a treat after riding, or a day gardening. On a practical note, a ground floor shower room is also a blessing for muddy dogs after long country walks, ensuring every need is met with style in this house.

## Classic Heritage Meets Versatile Luxury

This home is far from simply historic. The interiors have been thoughtfully updated to provide a truly luxurious contemporary lifestyle. The flexibility to adapt as family circumstances changes is also really useful: the snug would work as a ground floor bedroom complimented by the shower room for multi-generational living; the kitchen staircase leads to a large landing, a bathroom and a historic low doorway revealing two high ceiling bedrooms making a nicely separate and private wing for guests, or perhaps a quiet nursery suite or teens bedroom and chill out lounge and all with access from their own staircase. Modern amenities such as ultrafast broadband, oil-fired heating, and a detached four-car garage with EV charging ensure effortless convenience and a connected lifestyle.

## Explore Upstairs

Upstairs, the principal suite is a sanctuary of comfort, boasting exposed beams, historic plasterwork and with serene garden views. The adjoining dressing room with bespoke wardrobes could easily be repurposed as a nursery or an additional bedroom, whilst the luxurious ensuite bathroom, cleverly nestled within the ancient beams creates a private haven, a calm space for a long soak with a few candles and a glass of wine. The further three bedrooms, full of character and with an occasional uneven floor, offer flexibility for family, guests, or creative spaces, including a playroom or fifth bedroom and share a generous family bathroom with bath and shower.





















# KEY FEATURES

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## Step Outside

Enter through impressive double five-bar gates and follow the elegant circular gravel driveway, gracefully winding around a beautifully landscaped central flower bed, an immediate statement of prestige and sophistication and offering a sense of arrival. The detached four-car garage with EV charging has housed classic cars in the past and has a retractable loft ladder to a first-floor hobby space. If desired this building has potential as an annex for multi-generational living or rental income, subject to consents. The front gardens, enveloped by mature natural hedgerows and shaded by a magnificent horse chestnut, offer a tranquil and private sanctuary. Here, flourishing fruit trees including plum, apple, and pear along with lush shrubs border a serene pond, and also provide pretty screening from the road, creating a picturesque setting. There is a natural barrier of fruit trees between the private, tranquil garden and the school grounds at the rear of the property where there is a heritage orchard, maintained by the Stowupland Environmental Group ensuring longevity of the additional screening. Alfresco dining in the rear gardens is possible all day, either on the patio outside the store buildings for breakfast, by the beautifully landscaped terrace near the back door and snug for lunch, then enjoying the afternoon sun on the main terrace outside the sitting room; for supper visit the garden studio beneath the mature walnut tree, with wonderful views looking back across the grounds to the house. This space could serve as a home office, serene yoga space, playroom, or teens den, and has good insulation, electric power, broadband and heating making it useable all year round. The current owners have especially loved a winter hot drink in here watching the snow fall. Meandering shingle pathways and low maintenance flower beds with ground covering planting, lead to a romantic pergola and to a charming deck overlooking the expansive pond, just idyllic for intimate afternoon tea or moments of quiet indulgence, watching dragonflies and birdlife. The garden has hosted 120 guests on occasion for milestone anniversary and birthday celebrations with a marquee on the lawn, a live band and barbecue Sunday lunches which run into the evening – it is a fabulous party space. Garden stores and a range of secure outbuildings provide ample space for hobbies and storage and include a dog kennel and run, log store and potting shed for those green fingered enthusiasts who want to “grow their own.” This home really does have absolutely everything! independent schooling in Ipswich and Bury St Edmunds, a minibus collects children from the Tesco just 1.5 miles away.

















# INFORMATION

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## On The Doorstep

Stowupland is a vibrant village community, boasting a well-reputed village primary and high school, a thriving chocolate box pub serving great food, a village hall, bowls club, an excellent “chippie” and a petrol station with convenience store, all of which are within a short walk from the property, making daily life exceptionally convenient. For independent schooling in Ipswich and Bury St Edmunds, a minibus collects children from the Tesco just 1.5 miles away.

## How Far Is It To....

The property offers the perfect balance of seclusion and convenience in the heart of a well-regarded village. Stowmarket’s mainline station is just a 5-minute drive away, providing direct rail services to London Liverpool Street in approximately 80 minutes, as well as connections to Cambridge and Peterborough. The A14 is just a 2-minute drive away, offering quick access to Ipswich (12 miles), Bury St Edmunds (15 miles), and Cambridge (44 miles) with the A140 leading to Norwich (35 miles). For international travel Stansted Airport is just over an hour’s drive via the A11. This home offers a rural lifestyle without compromising on connectivity.

## Directions:

From Diss head south on the A140 and take the right turning on the road signed to Stowupland. Follow the road into Church Road Stowupland and the house is on the right just past Stowupland village hall. Alternatively, take junction 50 off A14 onto the A1120 and Crown Farm House is 1.4 miles away on the 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 [///casual.submitted.succeed](http://casual.submitted.succeed)

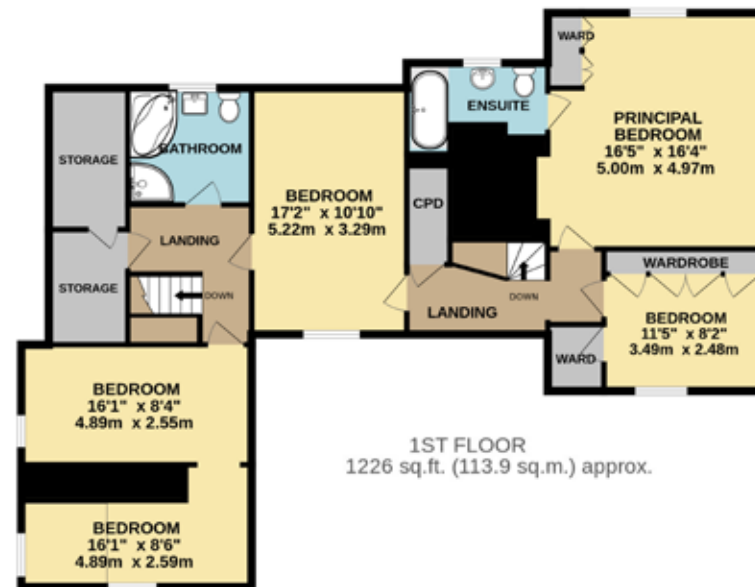
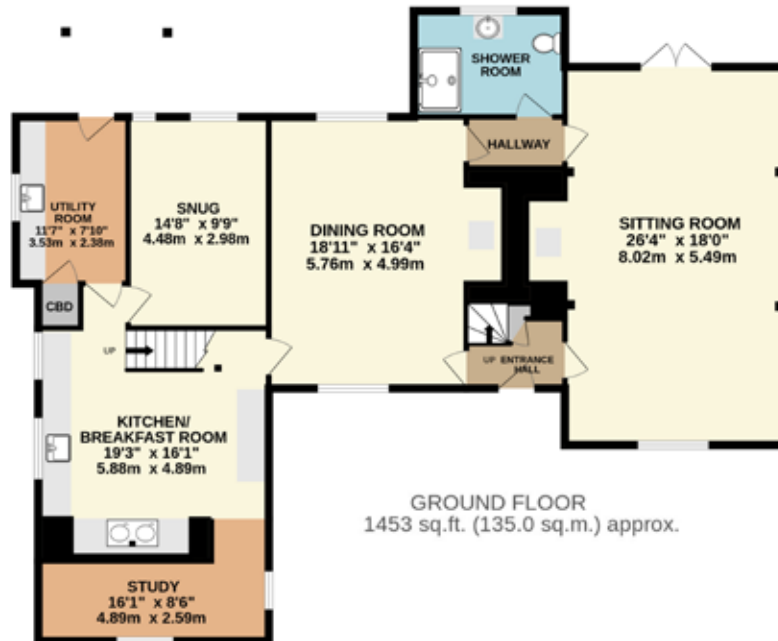
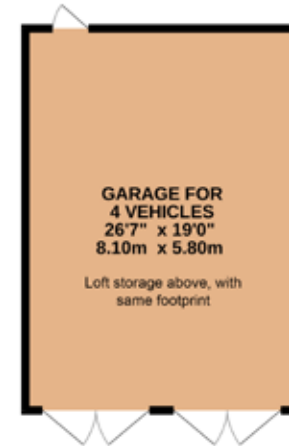
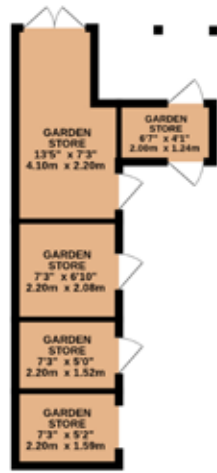
## Services, District Council and Tenure

Oil Fired Central Heating  
Mains Electricity, Water & Drainage  
Broadband Available – please check [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)  
Mobile Phone Reception - varies depending on network provider Please see [www.ofcom.org.uk](http://www.ofcom.org.uk) to check.  
Mid Suffolk District Council – Band G- Freehold

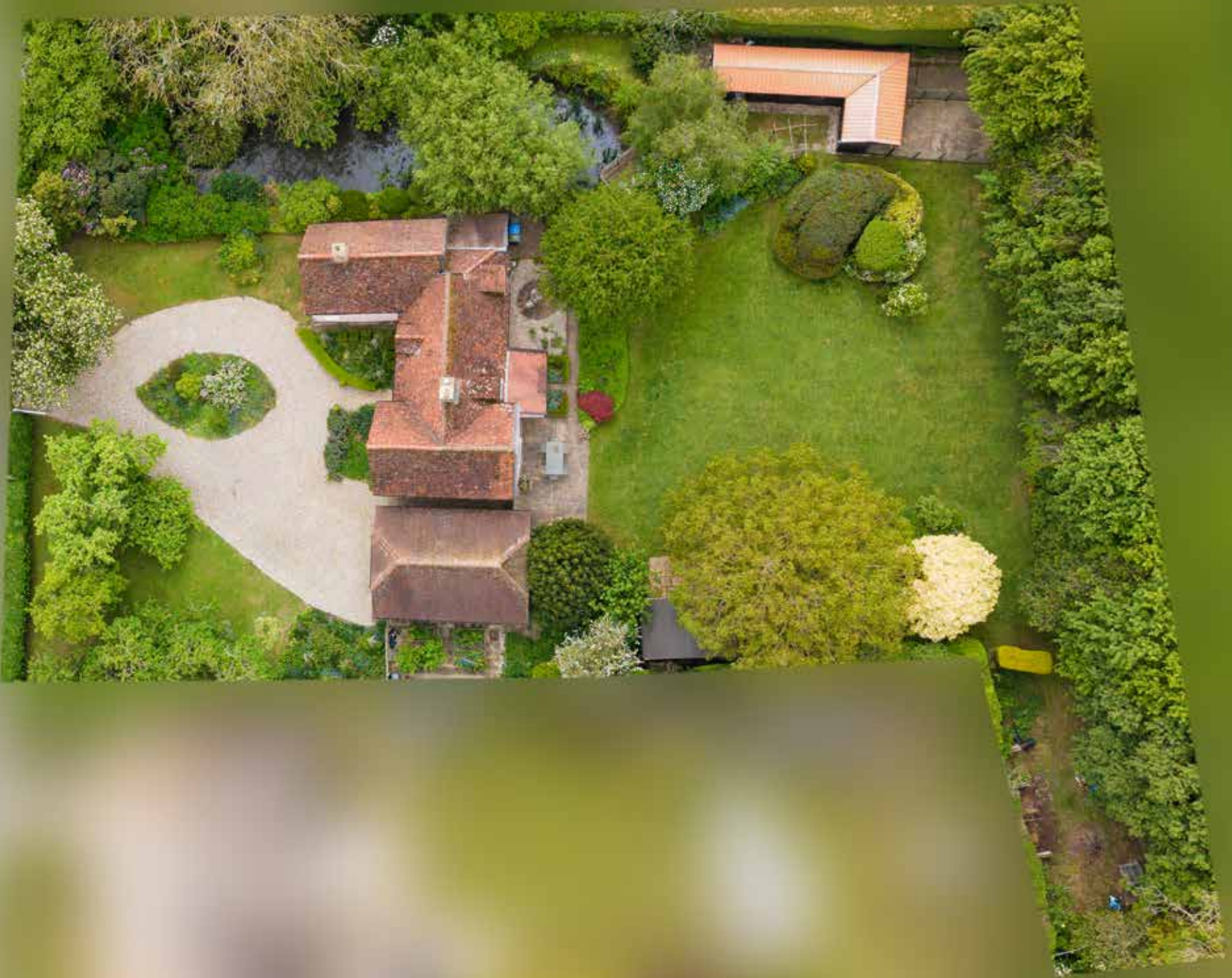


### TOTAL FLOOR AREA (approx.)

Accommodation: 2679 sq.ft (248.9 sq.m) - Garage/Outbuildings: 819 sq.ft (76.1 sq.m)  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Produced by HomeSight Studios for Fine & Country Estate Agent.



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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