

DAVID BURR

67 Old Street
Haughley, Suffolk









67 Old Street, Haughley, Suffolk, IP14 3NT.

Haughley, Suffolk is a picturesque and historic village located approximately two miles north-west of Stowmarket, offering an attractive blend of rural charm and everyday convenience. Rich in history and mentioned in the Domesday Book, the village features a range of period properties, a well-regarded primary school, village shop, public houses, church, and active community facilities. Surrounded by open Suffolk countryside and benefiting from excellent access to the A14, Haughley is particularly popular with those seeking a peaceful village lifestyle while remaining within easy reach of Stowmarket, Bury St Edmunds, Ipswich and Cambridge.

A substantial Semi-detached Grade II listed village residence occupying a prominent position within the heart of Haughley. This deceptively spacious home offers over 1,600 sq.ft. of versatile accommodation, blending period charm and character features with practical family living. The property benefits from three reception rooms, a versatile ground floor bedroom, two double bedrooms, a dressing room and en-suite to the principal bedroom, together with attractive mature gardens, extensive parking, a cart lodge, garage, workshop and summer house.

A deceptively spacious Grade II listed village home with versatile accommodation, exceptional outbuildings and mature gardens.

KEY FEATURES:

- Substantial Grade II listed village residence
- Over 1,600 sq ft of Characterful accommodation
- Three reception rooms
- Kitchen & Utility
- Principal bedroom with Dressing Room & En-suite
- Two Further Double Bedroom & Family Bathroom
- Extensive Driveway
- Cart lodge, Garage & Workshop
- Mature Private Gardens with Summer House.

ACCOMMODATION

ENTRANCE: Access to the property from the rear parking area and garden is via an outside courtyard. A small hallway leads into the kitchen.

KITCHEN: 14'5" x 13'1" (4.39m x 3.99m)
Fitted with an extensive range of units beneath preparation surfaces with ample space for appliances. Forming the heart of the home, the kitchen enjoys a practical relationship with the adjoining dining and reception areas.

UTILITY ROOM: 9'11" x 8'0" (3.03m x 2.44m**)**
Providing additional storage and appliance space, with access to the outside courtyard via a small entrance area.

BEDROOM THREE: 15'6" x 8'6" (4.73m x 2.59m)
Ground floor bedroom which lends itself to being used as a study/home office or hobby room.

SITTING ROOM: 19'7" x 13'4" (5.97m x 4.07m)
A further generous reception room enjoying views over the garden and providing additional family living space. The room benefits from access to garden via a glazed door and has a wood burning stove.

GROUND FLOOR BATHROOM: 9'2" x 7'9" (2.79m x 2.36m)
Fitted with a bath and separate shower, wash hand basin and WC.

DINING ROOM: 16'3" x 9'2" (4.96m x 2.79m)
Positioned adjacent to the kitchen, this versatile room provides an ideal setting for both formal dining and everyday family meals.

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LIVING ROOM: 25'6" x 16'8" (7.78m x 5.07m)
A superbly proportioned reception room rich in character, featuring an impressive inglenook fireplace with exposed brickwork and substantial oak bressummer beam. A wealth of exposed timbers and period detailing create a warm and inviting atmosphere. An external door opens to the front porch, which in turn gives access to Old Street. Stairs leading to:



FIRST FLOOR

PRINCIPAL BEDROOM: 12'2" x 9'6" (3.72m x 2.90m)
A splendid double bedroom enjoying a pleasant outlook and benefitting from a separate dressing room and en-suite shower room.

DRESSING ROOM: 9'9" x 5'1" (2.97m x 1.54m)
Providing useful wardrobe and storage space.

BEDROOM TWO: 13'7" x 13'0" (4.15m x 3.95m)
A spacious further double bedroom retaining much of the property's inherent charm and character.



SERVICES: Mains water, electric and drainage. Gas fired central heating.
NOTE: None of these services have been tested by the agent.
LOCAL AUTHORITY: Mid Suffolk District Council – Band D.
EPC RATING: C
BROADBAND AND MOBILE: Fibre optic broadband to the property. Please see our website and Ofcom.org.uk for further details
VIEWING: Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

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TOTAL FLOOR AREA (approx.)

Accommodation: 1625 sq.ft (151 sq.m) - Garage/Outbuildings: 651 sq.ft (60.5 sq.m)

Measurements are approximate. Not to scale. Illustrative purposes only.

Produced by HomeSight Studios for David Burr Estate Agent.









