



## Thalia House, 38 High Street, Debenham, Suffolk IP14 6QW

A beautifully renovated Grade II Listed four bedroom principal townhouse with large, west facing rear garden and generous parking in the centre of the popular and well served village of Debenham.

No forward chain.

Guide Price £600,000 Freehold

P7835J



### ***Summary Accommodation***

Entrance hall, drawing room, kitchen/dining room, sitting room and utility/cloakroom.

Landing/study area, principal bedroom with en-suite bathroom, guest bedroom with en-suite bathroom, two further bedrooms and bathroom.

Delightful landscaped garden. Generous shingled parking area for four/five vehicles.

### ***Location***

Thalia House is set along the Hight Street in the centre of the popular and well regarded village of Debenham. Debenham itself is a picturesque and historic village which benefits from excellent local amenities including a small Co-op supermarket, hardware store, newsagents, tea shop and two cafes, doctor's surgery, butchers, post office, greengrocers, veterinary practice, two public houses and leisure centre. It is also served by well regarded schools, Sir Robert Hitcham CEVAP Primary School and Debenham High School.

The historic market town of Framlingham, with its medieval castle, lies approximately 7½ miles to the east, and offers further excellent schooling in both the state and private sectors. The County town of Ipswich (14 miles) and Stowmarket (10 miles) both offer more extensive facilities including mainline railway stations with regular services to London's Liverpool Street Station scheduled to take approximately 65 minutes and 85 minutes respectively. The Suffolk heritage Coast, with towns such as Southwold and Aldeburgh, are approximately 25 miles away. The A14 trunk road provides access in a westerly direction towards Bury St Edmunds, Cambridge and the Midlands. Norwich is approximately 25 miles to the north as the crow flies.

### ***Description***

Thalia House is a beautifully renovated and refurbished Grade II Listed four bedroom townhouse overlooking St Mary Magdalene Church with large west facing rear garden and generous car parking in the centre of the popular and well-served village of Debenham. According to the Listing Schedule, Thalia House originally dates from the 16th Century but was extended to the rear to create a coach house, which was rebuilt during the 19th Century. The original part of the property is of traditional timber frame with rendered and colourwashed elevations set beneath a pantiled roof. The rear extension is seemingly of a more traditional brick construction set beneath a pitched pantile roof.





The current owners acquired the property in 2010 and in recent years have commissioned an extensive and sympathetic programme of renovation and refurbishment using local craftsmen who understand and appreciate the nuances of a period property such as Thalia House. The results have paid dividends.

The accommodation comprises an entrance hall that is accessed from the driveway and which provides a generous area for receiving guests. From here the limed oak staircase rises to the first floor. From the entrance hall an opening set within exposed studwork leads through to the drawing room, which is an atmospheric room with substantial, exposed brick inglenook fireplace and original front door onto the High Street. A second opening provides access to the 21' kitchen/breakfast room. The kitchen area has been well fitted with shaker style units set beneath woodblock worksurfaces and with integral appliances, but still leaving plenty of space for a large dining table. The vendors also installed underfloor services to accommodate an island unit if required. Beyond this a hallway leads through to the wonderfully light sitting room, which benefits from a full height window on the driveway elevation, together with fully glazed doors with side lights on the gable elevation overlooking the patio and gardens. There is also the very useful and practical utility/cloakroom.

On the first floor the staircase rises to a landing that is sufficiently large enough to be utilised as a study or reading area. From here doors provide access to the principal bedroom, which is set above the sitting room; this delightful bedroom has a vaulted ceiling, an almost fully glazed gable elevation as well as a large en-suite bathroom with separate shower. At the opposite end of Thalia House and with direct views through a leaded light window of St Mary Magdalene Church is the guest bedroom with steps up to a mezzanine style dressing room and en-suite bathroom. In addition, there are two further bedrooms and a family bathroom.

### *Outside*

Thalia House is accessed from the High Street via a 'carriage entrance' that leads to a gateway which opens onto a generous shingled parking and turning area that is sufficiently large enough for four to five vehicles. Immediately adjoining the rear of Thalia House is the terraced patio area which is laid to Indian sandstone. This is enclosed within raised planted borders, brick walling and fence panels. Facing in a westerly direction, this area enjoys the sun throughout the afternoon into the evening. Beyond the shingled parking area and accessed via brick pathways is a tranquil area of garden with numerous established trees and shrubs and an enclosed pond.



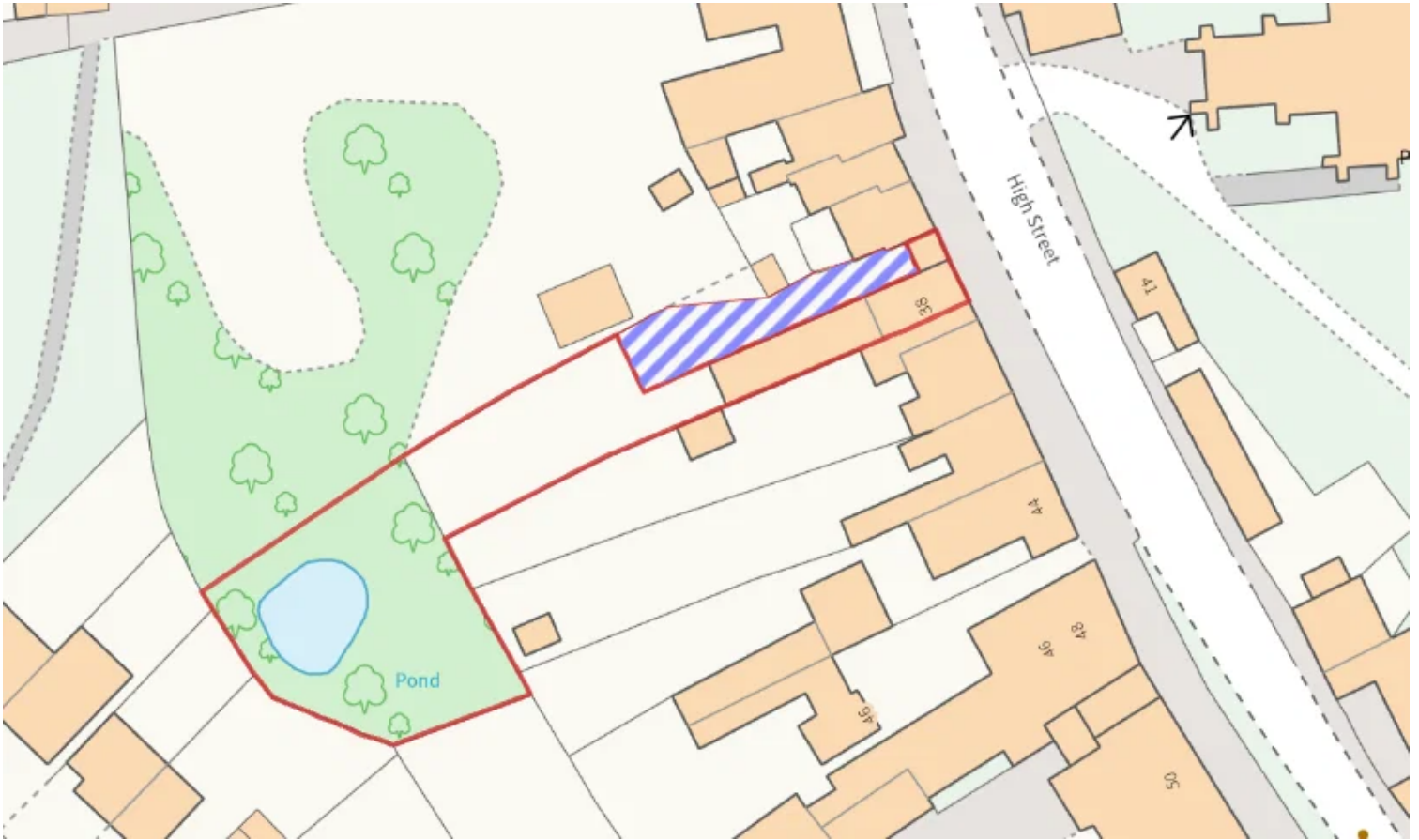






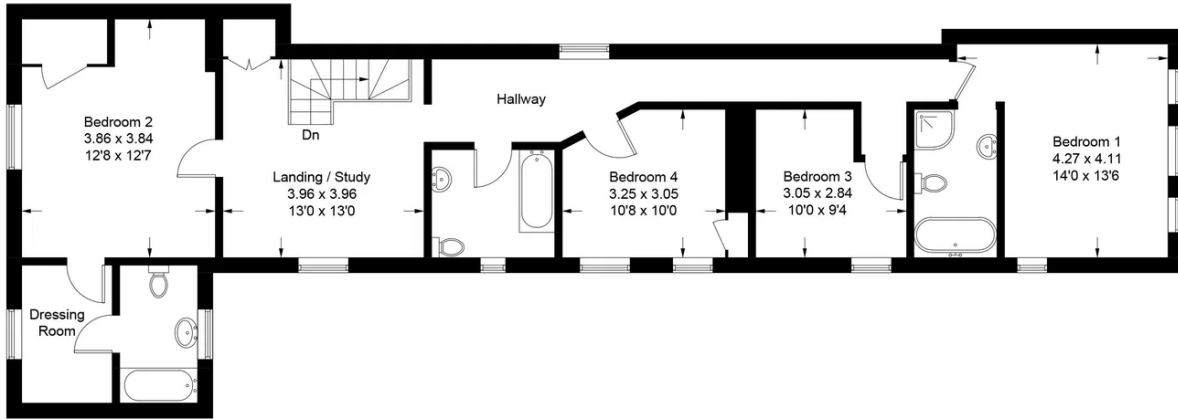




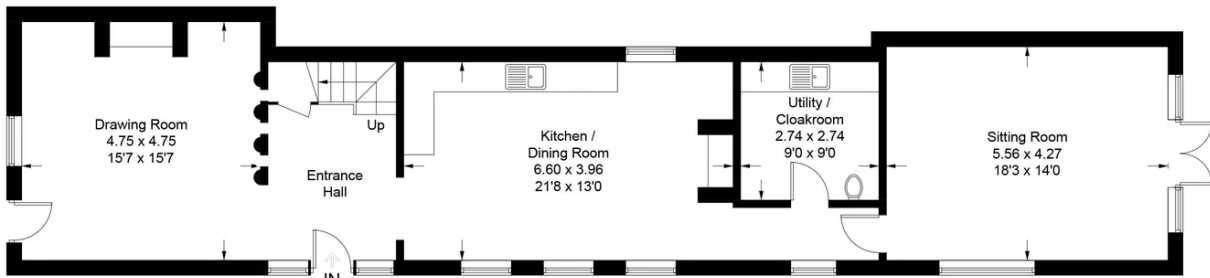


# Thalia House, 38 High Street, Debenham

Approximate Gross Internal Area = 201.5 sq m / 2169 sq ft



First Floor



Ground Floor

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Produced for Clarke and Simpson

## Directions

Proceeding in a northerly direction on the B1077, enter the High Street and continue past the Woolpack pub. The property will be found immediately opposite St Mary Magdalene Church and accessed via a shingled driveway leading through to the parking area at the rear. For those using the What3Words app: [///showcase.teams.revamping](https://www.what3words.com/showcase/teams/revamping)

**Viewing** Strictly by appointment with the agent.

**Services** Mains electricity, water and drainage. Oil-fired boiler serving the ground floor central heating and hot water systems. First floor heating via modern electric panel heaters.

**Broadband** To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

**Mobile Phones** To check the mobile phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**EPC** No EPC as Listed.

**Council Tax** Band E; £2,832.96 payable per annum 2026/2027

**Local Authority** Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0345 6066067

## NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.



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