

JENNIE JONES

EST. 1993

ESTATE AGENTS



HIGH HOUSE

Little Stonham | Suffolk

£685,000





EQUESTRIAN FAMILY HOME IN 3.6 ACRES WITH STABLES, MANÈGE & BUSINESS POTENTIAL

- Entrance Hall • Living Room • Sitting Room • Dining Room • Study •
• Kitchen / Breakfast Room • Utility Room • Tack Room • Hall •
- Landing • 5 Bedrooms • Ensuite To Master • Shower Room • Two Attic Rooms •

Stowmarket - 6 miles / Debenham - 5 miles / Ipswich - 12 miles





The Property

Set well back from the road and approached via solid timber electric gates, High House is a substantial detached five-bedroom family home with equestrian facilities and business potential, occupying around 3.6 acres (stms). Surrounded by open countryside and without close neighbours, the property offers a wonderful sense of privacy while still providing excellent access to the A140 corridor and beyond.

This versatile property combines comfortable family living with excellent equestrian facilities and scope for other uses. The accommodation extends to over 3,000 sq ft and includes a welcoming entrance hall, dual aspect living and sitting rooms, a formal dining room, and a study/art room. The well-proportioned kitchen/breakfast room is complemented by a utility, cloakroom, and a useful tack/store room with external access. Upstairs, the principal bedroom benefits from an en suite bathroom, while four further bedrooms are served by a family shower room. Two attic rooms above provide further extensive storage or potential subject to requirements.

Outside, High House really comes into its own. The stable yard includes five loose boxes, a feed room, and hay store, while the 20m x 40m manège and paddocks with separate gated access to Mickfield Road make this ideal for equestrian buyers. In addition, a large storage barn and a former kennel building with secure enclosures present scope for a variety of uses (stp). The current owners have previously run the property as a boarding kennels and café, underlining its excellent business potential.

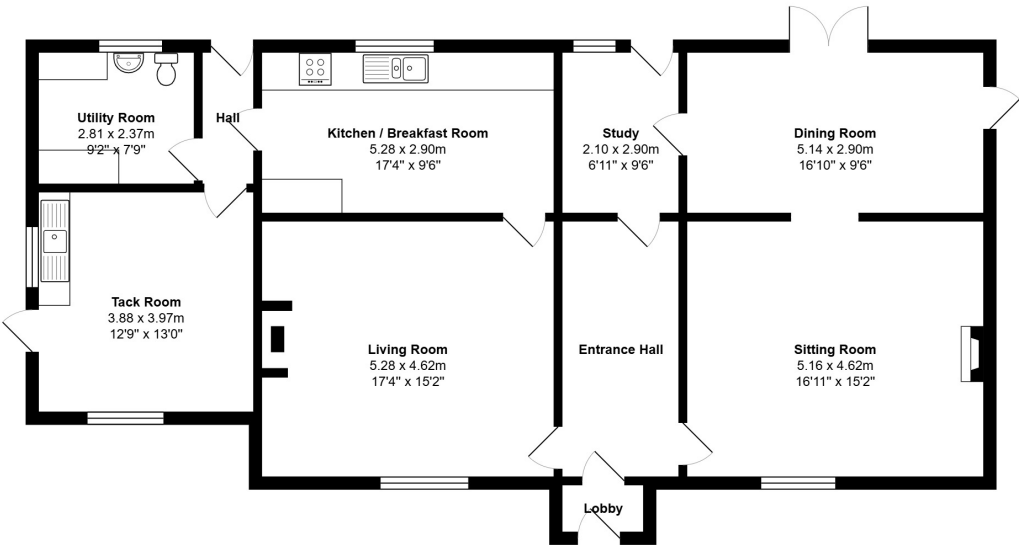
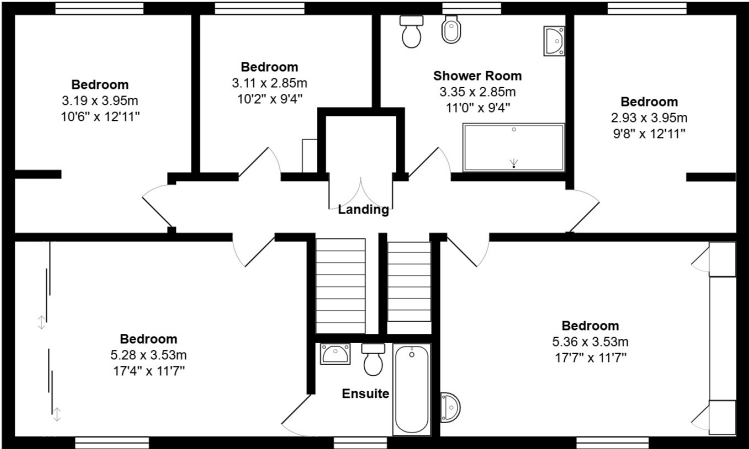
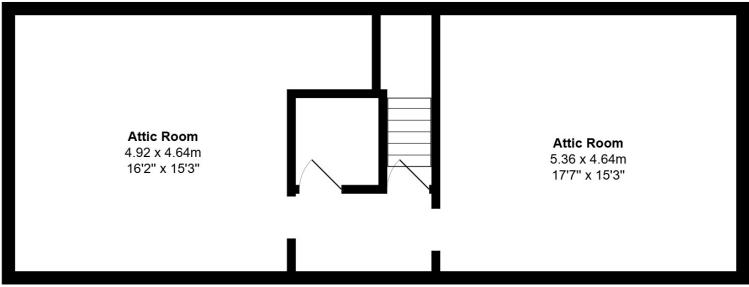
The grounds are equally appealing, featuring large lawned gardens, a pond, a productive vegetable garden, a greenhouse, and a traditional orchard. A broad gravel parking area provides space for multiple vehicles, horseboxes, or trailers.

For those needing additional land, there is also the option to rent a further acre (stms) by separate negotiation.

Services

Mains Water & Electricity
Private Drainage Treatment Plant





Total Area: 288.4 m² ... 3104 ft²

All measurements are approximate and for display purposes only



Location

High House occupies a wonderfully private position with no close neighbours, yet enjoys excellent connections along the A140. The village setting provides convenient access to both Ipswich and Norwich, while the A14 dual carriageway lies just four miles away, offering fast routes east towards the coast as well as west to Bury St Edmunds and Cambridge.

Local Authority and Council Tax Band

Mid Suffolk District Council
Council Tax Band E

Energy Efficiency Rating - E



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