

Moat Farm, Stowmarket, Suffolk

Guide Price £1,100,000



Full Description

Ground Floor

Entrance Hall

A welcoming and beautifully proportioned entrance hall, where soft natural light and classic detailing create an immediate sense of calm and quality, with a staircase that adds architectural presence and guides the natural flow of the home. Thoughtfully designed for modern living, a discreet study nook sits neatly beneath the stairs, while a refined palette of soft textures and heritage tones ensures the space feels both elegant and quietly functional.

Drawing Room

A beautifully composed drawing room centred around a striking original fireplace, where warm tones and exposed brick create a sense of character and comfort. Generous proportions, dual-aspect windows, and bespoke shelving combine to form an inviting space equally suited to relaxed evenings or refined entertaining.

Dining Room

A well-proportioned dining room with a striking fireplace as its focal point,

Contact Us

The Ivybridge Collection

The White House, Salhouse
Road

Little Plumstead
Norfolk

NR13 5ES

T: 01603 249996

E:

robert@theivybridgecollection.com

offering both character and a sense of occasion for formal or informal gatherings. Soft natural light and a balanced layout create a versatile space, ready to be styled to suit elegant entertaining or relaxed family dining.

Kitchen Breakfast Room

A characterful kitchen and breakfast room with exposed beams, traditional brickwork and generous proportions, offering a warm and sociable heart to the home. While functional, the space presents a clear opportunity for modernisation, allowing a new owner to create a beautifully tailored kitchen that complements the property's period charm.

Utility

A practical and well-designed utility room, purposefully arranged to support the demands of everyday living. Fitted with plumbing and space for laundry appliances, it provides a discreet and functional area to manage household tasks, keeping the main living spaces uncluttered. Its enclosed nature enhances efficiency, creating a dedicated zone that works seamlessly behind the scenes.

Bedroom 5 - Downstairs (En-Suite)

A well-appointed ground floor bedroom accessed via a passage from the kitchen/breakfast room, offering generous proportions and a calm, contemporary finish, ideal for guests or multi-generational living. The adjoining en suite is smartly presented with modern fittings, creating a comfortable and self-contained space with excellent practicality.

First Floor

Bedroom One

A generously proportioned principal bedroom, where exposed beams and a calm, neutral palette create a restful and inviting atmosphere. Large windows draw in natural light and garden views, while the layout offers ample space for freestanding furniture and a considered, comfortable retreat.

Bedroom Two (en-suite)

A charming and well-proportioned double bedroom with exposed beams and garden-facing windows, creating a bright yet restful setting. The addition of an en suite shower room enhances practicality, making it an ideal guest suite or comfortable secondary bedroom.

Family Bathroom

A stylish and contemporary family bathroom, thoughtfully designed beneath a vaulted ceiling with a large rooflight that fills the space with natural light. Featuring a full-length bath with tiled surround, separate walk-in shower with glass screen, and modern sanitaryware, the room balances practicality with a calm, refined aesthetic. Clean lines, neutral tones and quality finishes create a space well suited to both everyday use and relaxed evening routines.

Studio / Playroom

A beautifully finished upper-level room, accessed via a contemporary staircase from the kitchen, offering a bright and versatile space ideally suited as a home office, creative studio or private retreat. With excellent natural light from both a rooflight and rear window, and a calm, neutral finish throughout, it provides a quiet and flexible setting, thoughtfully separated from the main living areas.

Second Floor

Bedroom Three

A well-presented and versatile third bedroom, featuring a vaulted ceiling and rooflight that brings in natural light while enhancing the sense of space. The room offers a calm, neutral finish and is ideally suited as a guest bedroom, nursery or additional home office, providing flexibility to adapt to changing needs over time.

Bedroom Four

A well-proportioned fourth bedroom with a vaulted ceiling and rooflight, creating a bright and comfortable environment with a sense of privacy. Finished in a clean, neutral palette, the room is ideally suited as a guest bedroom, child's room or secondary home office, offering flexibility for modern family living.

1st Annexe

Annexe 1 Living Room

A charming and highly versatile annexe living space, rich in character with exposed timber beams and a traditional fireplace with inset wood-burning stove, creating a warm and inviting atmosphere. Dual-aspect windows allow for excellent natural light, while its private entrance, alongside internal access to the main house, offers exceptional flexibility, ideal for guests, independent family living, or a refined home office retreat.

Annexe 1 Kitchen

A striking and contemporary annexe kitchen, where sleek high-gloss cabinetry is paired with clean lines and practical work surfaces to create a space that is both functional and visually impactful. A large picture window draws in an abundance of natural light while framing views of the garden beyond, giving a strong connection to the outdoors. Well-suited for independent living, this kitchen complements the annexe perfectly, offering everything needed for guests or extended family to enjoy complete comfort and autonomy.

Annexe 1 Bedroom

A beautifully characterful bedroom set beneath a vaulted ceiling, where exposed timber beams frame the space and create a strong sense of heritage and charm. Soft natural light filters through the window, offering far-reaching views across open countryside, bringing a calming, rural backdrop to everyday living. Generously proportioned and quietly tucked away, this room provides a peaceful and private retreat, perfectly suited to guests or as part of the self-contained annexe.

Annexe 1 Shower room

A well-appointed and contemporary shower room serving the annexe, thoughtfully designed to provide both comfort and practicality for independent living. Clean lines and modern fittings create a fresh, uncluttered aesthetic, while a spacious walk-in shower offers everyday convenience. Ideal for guests or extended family, this space complements the annexe perfectly, ensuring a self-contained lifestyle with ease and privacy.

Summer House with Kitchenette

A beautifully positioned garden studio, set discreetly within its own private, Mediterranean-inspired garden, offering a peaceful and highly versatile retreat separate from the main house. Accessed via a pathway and opening onto a decked terrace, the space is ideal for home working, creative pursuits or guest accommodation. A separate kitchenette, thoughtfully connected by a glazed link, enhances practicality while

maintaining a sense of independence. Surrounded by planting and greenery, this is a rare and secluded setting designed for both focus and relaxation.

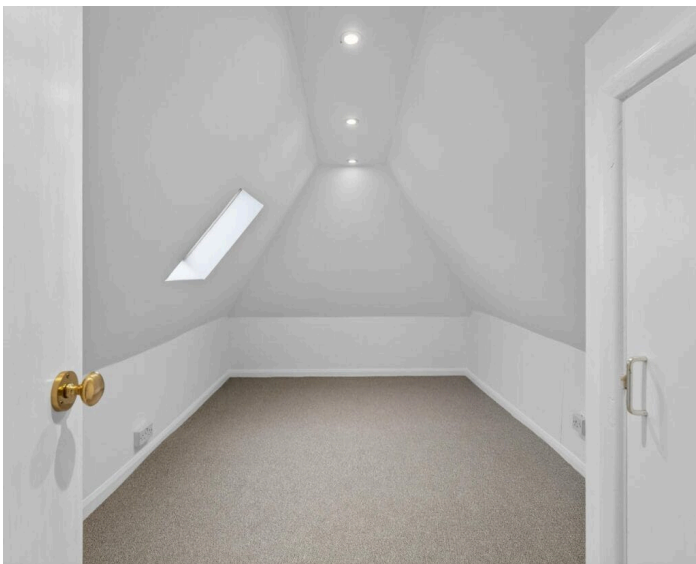
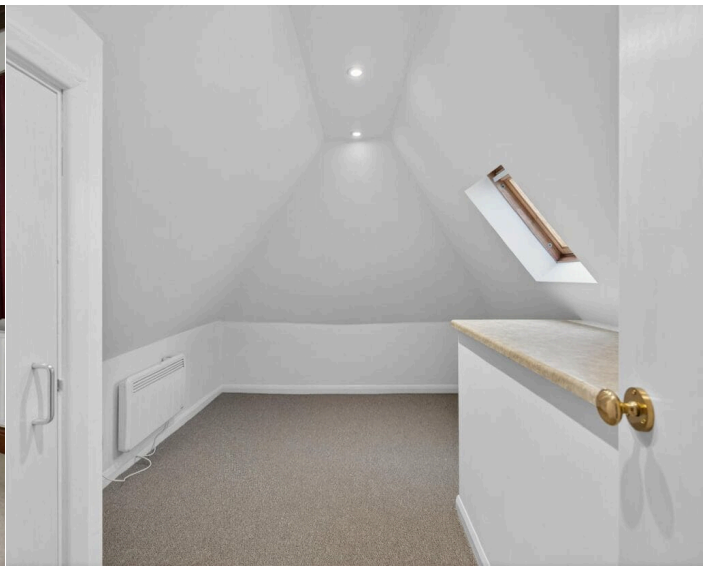
Commercial units and Annexe Two

A rare lifestyle and income opportunity, combining seven established commercial units with extensive outbuildings including a barn/workshop and garage, alongside a self-contained annexe known as the Workshop Cottage. Positioned between the main house and office units, the cottage offers a practical and flexible layout with sitting room, kitchen, bedroom and bathroom, ideal for guest use, staff accommodation or ancillary residential purposes. The breadth of space and configuration creates exceptional potential for business use, rental income or a blended live-work environment.









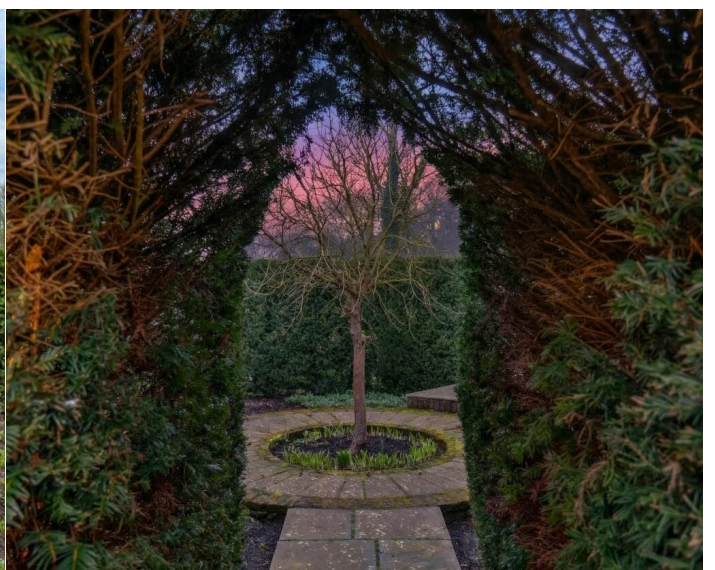








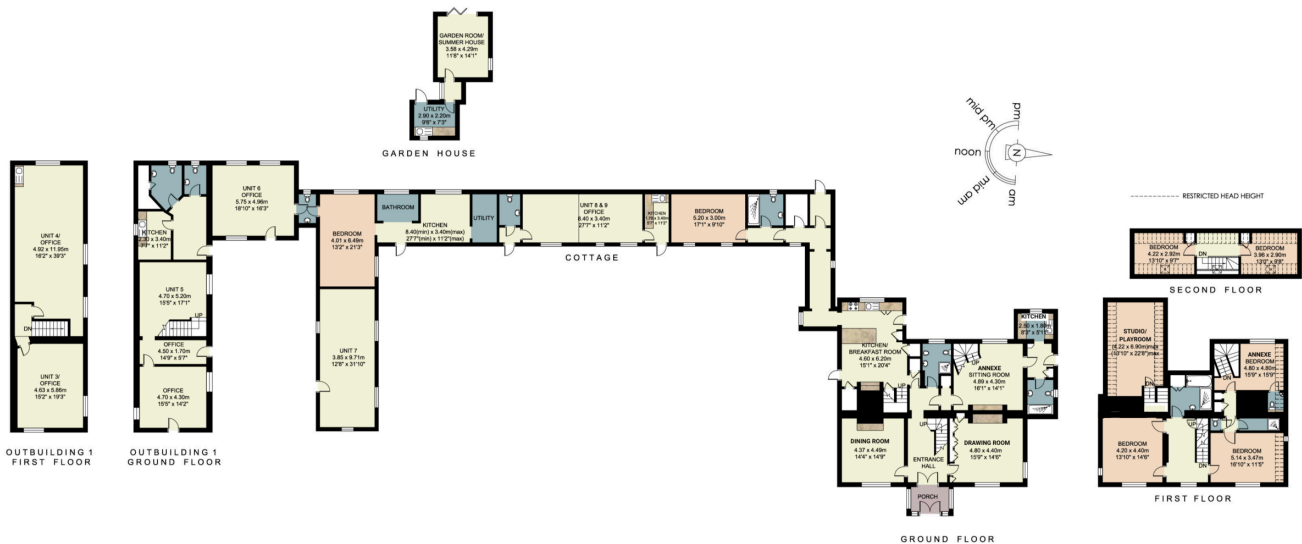






Score	Energy rating	Current	Potential
92+	A		99 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

MOAT FARM, MIDDLEWOOD GREEN, STOWMARKET, IP14 5HG



APPROXIMATE GROSS INTERNAL AREA: 3699 sq ft, 344 m²
 LIMITED USE AREA(S) : 248 sq ft, 23m²
 OUTBUILDINGS : 3960 sq ft, 368m²
 TOTAL AREA: 7907 sq ft, 735m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION