



Ark Cottage
Mendlesham | Stowmarket | Suffolk | IP14 5SQ

 FINE & COUNTRY

OLD SOUL NEW SPIRIT



This beautifully presented 3-bedroom, detached home dates back to the 1800s and is rich in exceptional character features blended with high quality fixtures and finishes to enhance its timeless charm with modern appeal. Here you can enjoy village life yet remain connected with commuter links to London just 15 minutes away.



KEY FEATURES

- A wonderful three-bedroom detached property
- Exceptional character features throughout
- A large and social bespoke kitchen dining area
- Principal bedroom with a separate dressing room
- A large living space with wood burner
- A cosy separate snug
- Located in a sought-after village
- Presented beautifully throughout
- A garage and parking for multiple vehicles
- Only 15 minutes to the London train links and amenities of Stowmarket

The owners were drawn to the property by the prospect of the perfect balance between peaceful countryside living and the amenities of a thriving village community along with space for visiting family from abroad to stay for a month at a time. They have refitted the kitchen, replaced the windows and flooring and all with a nod to the home's heritage with the characterful exposed beams adding warmth and authenticity. Every space has been thoughtfully considered, resulting in a home that is both inviting and effortlessly stylish.

Step Inside

Opening the gorgeous traditional wooden front door, and step into the pretty yet practical porch with its mosaic tiled floor and space for shoes and coats. This opens into a characterful sitting room boasting weathered beams and fireplace with wood burner, offering a warm and inviting atmosphere along with space for a piano or work desk and cosy armchair for reading. It is a surprisingly large room for a cottage and feels airy, connected by double doors to the dining area at the rear. The sitting room also has a door to the internal hall with stairs to the first floor and a clever ground floor WC neatly tucked away, adding practicality without compromising on style. At the heart of the home is a large and social bespoke kitchen dining area, thoughtfully extended to the rear to create an open-plan space ideal for entertaining, especially as the sitting room connects too. Two sets of patio doors open directly onto the gardens, effortlessly blending indoor and outdoor living. A further reception room is found off the sitting room, perfect for quiet evenings or flexible family use as a playroom, or teenagers den. This room goes back to the roots of the cottage which was once an Ale House and the small hole in the snug wall was where the owner would serve his ale, brewed in the original kitchen!

Welcome One and All

The fabulous thing about this beautiful cottage is there are multiple reception rooms allowing the home to grow with you as needs change over time. Whether just the two of you at home for breakfast in the kitchen, friends enjoying a formal supper in the dining area, or a full-blown family and friends celebration with sitting room and dining room opened up to create one space, the house is versatile to accommodate it all. Family Christmas gatherings have been enjoyed here with guests sprawling out to snooze in the sitting room after dinner, children playing games in the snug, and the chefs lingering over a glass of red around the dining table, plus ample room for sleepovers too. The gardens in summer are equally welcoming with space for people to enjoy sun or shade, a quiet spot to read or to entertain a crowd for parties and





KEY FEATURES

barbecues.

Exploring Upstairs

The central staircase winds its way to the first floor where, off the spacious landing, the accommodation is both generous and elegant. The large principal bedroom benefits from a separate dressing room, offering a touch of luxury and excellent storage. The dressing room area would have room for a small child's bed or cot and would make a lovely nursery suite if needed – on occasion visiting grandchildren have loved making this their "room" for the night! The remaining bedrooms are well-proportioned and full of character with beams and country colour palettes, while the bathroom is modern and chic, finished to a high standard with a pop of personality and colour that complements the home's period roots.

Step Outside

The property is accessed from a quiet road and benefits from a single garage and parking for multiple vehicles, ensuring convenience without compromising the setting. The fully enclosed walled, south facing gardens have a Mediterranean feel, arranged with a minimal maintenance cottage courtyard, a pergola, and multiple seating areas ideal for summer entertaining. The garden is a riot of colour in spring and summer with Hollyhocks and cottage flower planting, the centre piece being white and purple Wisteria which winds its way from the front of the house, along the side and over the pergola – providing shade and a feast for the senses. A pretty outbuilding provides wood storage and additional weatherproof seating for those rainy English barbecue days and is also used for cold storage for beer and wine at Christmas! The current owner has enjoyed growing herbs and vegetable in a trug, but there is room for a veggie patch if keen to "grow your own" on a larger scale.

On The Doorstep

This cottage offers the perfect balance between peaceful countryside living and the amenities of a thriving village community and you can open the front door and enjoy a country walk in any direction. Mendlesham village offers wonderful community store and post office, a friendly traditional public house, primary school, fish and chip shop, church, and health centre. Secondary schooling is available at the well regarded Hartismere school and in Debenham and Stowmarket. Local groups include art, history, computing, walking and the mobile library van visits regularly. Annual events include the summer street fayre with live music and Ceilidh, along with Christmas dinners for the elderly all organised and funded by the Mendlesham Charity group.









INFORMATION



How Far Is It To....

The village is about 6 miles to the northeast of Stowmarket, where a good range of facilities can be found. The A140 Ipswich to Norwich Road is easily accessible and close by Stowmarket and Diss have rail stations on the mainline for Norwich to London, Liverpool Street Station making this an ideal option for commuters and those seeking village living with accessibility.

Directions:

From Diss head south on the A140 and take the first right after Brockford Street to Mendlesham. Turn left on to Brockford Road and then right on to Church Road and follow up to the village and carry straight on to Chapel Road. The property is 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 [///cork.crystals.tracking](http://cork.crystals.tracking)

Services, District Council and Tenure

Mains Electricity, Water & Drainage

Broadband Available – Please check www.openreach.com/fibre-checker.

Mobile Phone Reception - varies depending on network provider. Please see www.ofcom.org.uk to check.

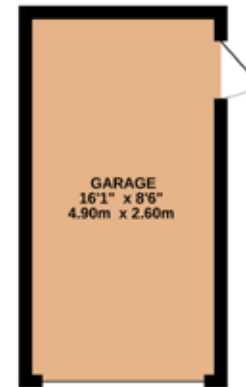
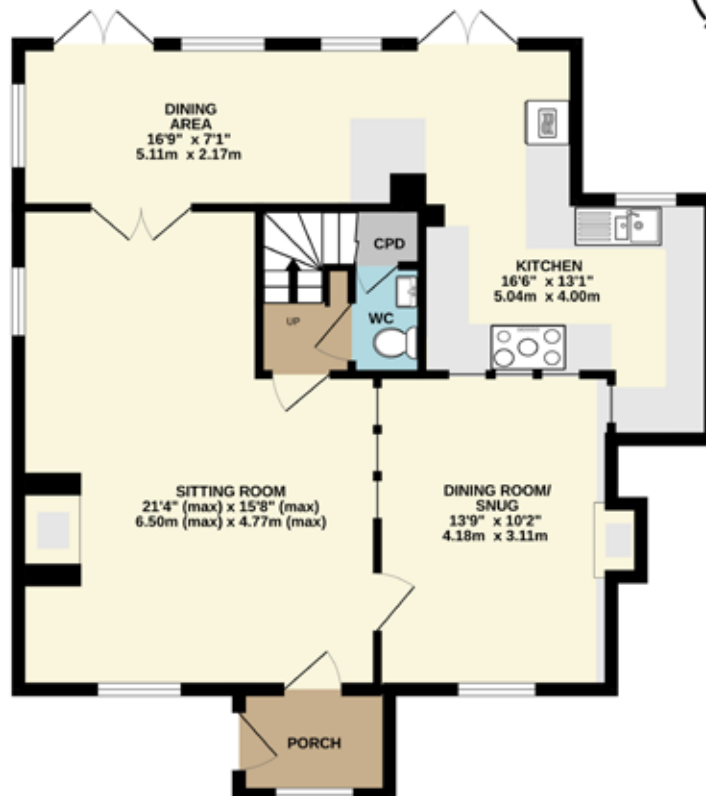
Mid Suffolk District Council – Band E– Freehold



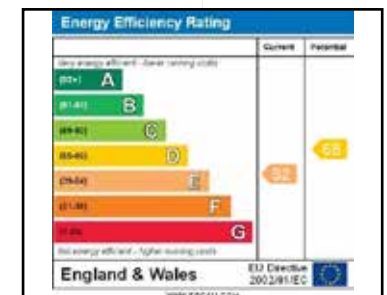
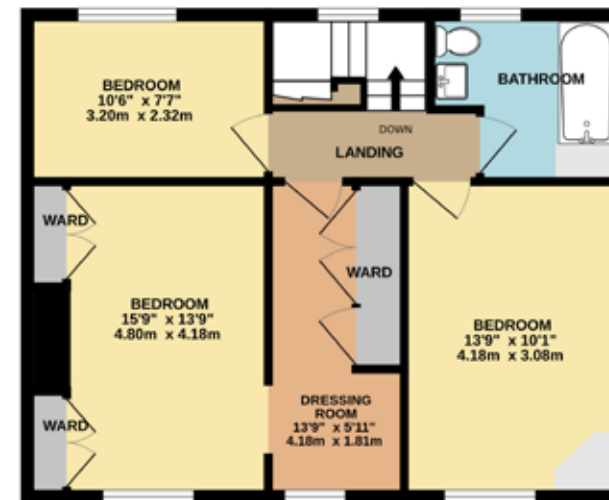
TOTAL FLOOR AREA (approx.)

Accommodation: 1320 sq.ft (122.6 sq.m) - Garage/Outbuildings: 191 sq.ft (17.7 sq.m)
Measurements are approximate. Not to scale. Illustrative purposes only.
Produced for Fine & Country Estate Agent.

GROUND FLOOR 787 sq.ft. (73.1 sq.m.) approx.



1ST FLOOR 533 sq.ft. (49.5 sq.m.) approx.



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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