



St. Andrews Church
Debenham Road | Mickfield | Suffolk | IP14 5LF

HERITAGE & GRANDEUR



Steeped in history this magnificent Grade I former Anglican church offers an extraordinary opportunity to own a truly one-of-a-kind home, set within approximately 0.9 acres. Combining breathtaking period architecture and original features with thoughtfully reimagined living space, this remarkable piece of heritage ready for its next chapter with no onward chain.



KEY FEATURES

- A Magnificent Grade I Former Anglican Church situated in the Village of Mickfield
- The Property has had a £1.0 Million Restoration a Few Years Ago
- Two/Three Bedrooms with One in the Original Bell Tower, One Bathroom
- The Kitchen is located in the Original Porch
- Main Reception is located in the Original Church with a Mezzanine Area
- Fabulous Period Features
- The Property sits in around 0.9 of an acre (stms)
- The Restriction to Allow Access for Worship will be Lifted upon Completion

This former church, a medieval work of art, reveals an extraordinary combination of scale, craftsmanship and period detail offering an exciting opportunity for buyers seeking a distinctive principal residence, second home or lifestyle property.

Step Inside

The principal living accommodation occupies the original church, where the architectural character creates a truly memorable backdrop for contemporary living. Magnificent period features remain throughout, giving the property a wonderful sense of authenticity, and it has hosted a baby grand piano over the years, the home always being full of music and musicians. Christmas and New Year are very special here, with the height accommodating enormous Christmas trees and the beams decorated. On occasion, visitors have played the organ during Christmas morning, carols echoing whilst presents are unwrapped and the turkey is cooking. Underneath the mezzanine, a more intimate space is created by the wood burner, wonderful in winter to gather around in the cozy atmosphere. A particularly inspired feature is the kitchen positioned within the original porch, creating a distinctive and atmospheric space that connects the home's modern purpose with its ecclesiastical origins, and preserved in the fabric are medieval graffiti that has formed the basis of an MSc in Building Conservation. A wonderful feature are the ropes for the two bells in the bell tower which hang into the kitchen – what better way to announce, "dinner is served"! In summer the porch doors are always open, to a sheltered piece of garden, ideal for alfresco living.

Space, Scale & Possibility

The upper accommodation takes full advantage of the building's remarkable original architecture, with the mezzanine, showcasing intricate metal work repurposed from Battersea Power Station, creating an additional dimension to the living space. This has been used as a bedroom space, with the East window providing a burst of morning light to wake up to, and dining and social space to the West side where the current owner has hosted extended lunches with friends collapsing on the sofas for drink and conversation, often staying to witness the most beautiful Suffolk sunsets across the neighbouring farmland. One bedroom exists in the bell tower, up 16 stone spiral steps, and there is historical planning permission for the creation of two further bedrooms with ensuites at mezzanine level, which of course could also serve as home office or hobby space, with plumbing and services already in situ.





KEY FEATURES

Purchasers should establish if any requirements arise from the property's Grade I Listed status. The current configuration offers considerable versatility, and the upper levels provide an opportunity to experience the church's original scale and proportions from a completely different perspective.

A Story Worth Preserving

The property retains a fascinating connection with its former ecclesiastical use. A restriction previously allowed a congregation to meet at the church occasionally for worship. Arrangements have been made for this restriction to be lifted on completion, if required, subject to payment of £5,000 by the vendor to the Church Trust. Certain items currently within the property belong to the Trust, including the pews and organ, and these will be removed and returned to the Trust on completion. Some of the pews are original to the building and are understood to be of considerable historic interest. This provides the successful purchaser with an opportunity to own and enjoy an exceptional piece of architectural heritage while respecting and preserving its remarkable past. Significant work has been contracted and approved by English Heritage following the theft of lead from the roof, with the roof subsequently completely replaced and tracing and windows repaired to a high standard by craftsmen. Security measures include cameras and an alarm system protecting the roof, together with CCTV at the property, (although the CCTV is currently not operational) Hard-wired smoke detectors are installed throughout, while the property also benefits from an exterior alarm system.

Step Outside

The property occupies approximately 0.9 acre, providing a generous setting rarely associated with such an extraordinary historic building. The grounds provide a wonderful sense of space and privacy, surrounded by farmland, paddocks, village gardens and of course the graveyard. The garage has lapsed planning for conversion to a two-bedroom annexe, offering an intriguing future opportunity for additional accommodation subject to planning and Listed Building consents. The grounds feature atmospheric, 300 year old towering Chestnut trees along with ancient Yew trees. The current owners were avid growers and created vegetable beds yielding potatoes, beans, runner beans, sprouts and peppers to name a few – all shared of course with visiting muntjac deer who graze there! For many years each summer saw a music festival in the garden with Morris dancers and up to 10 bands performing for around 300 visitors! This home is a paradise for gardeners – a pergola sits over a u-shaped brick and tile path, a beautiful feature, perhaps in need of some TLC now, with one side covered in Honeysuckle and grape vine providing tasty grapes each year. This formed a path for prayer and silent devotion during religious festivals and in the middle is a formal lawn with seating ideal for a Pimms and strawberries cream tea! A public footpath runs on the periphery of the plot but does not cause any disturbance.





























INFORMATION



On The Doorstep

Mickfield is a small, friendly village with a community hall and playing fields. Just 3 miles away, Debenham offers a Co-op, doctors' surgery, dentist, butcher, pubs, post office, and leisure centre.

How Far Is It To?

The property is within easy reach of Stowmarket, just 6.5 miles away, providing a range of day-to-day facilities and rail links to London. A more extensive and diverse range of amenities can be found within the market town of Diss, which lies 12 miles north of the village, along with a mainline railway station with regular/direct services to London Liverpool Street and Norwich. The A140 provides easy links to the A14 and A12.

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... [orange.flag.prowling](https://www.threewordsapp.com/)

Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage

Broadband Available - please see www.openreach.com/fibre-checker

Mobile Phone Reception - varies depending on network provider

Please see www.ofcom.org.uk - to check Mobile/Broadband Availability

PLEASE ADVISE LOCAL COUNCIL AND TAX BAND

Freehold



TOTAL FLOOR AREA (approx.)

Accommodation: 2620 sq.ft (243.4 sq.m)

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

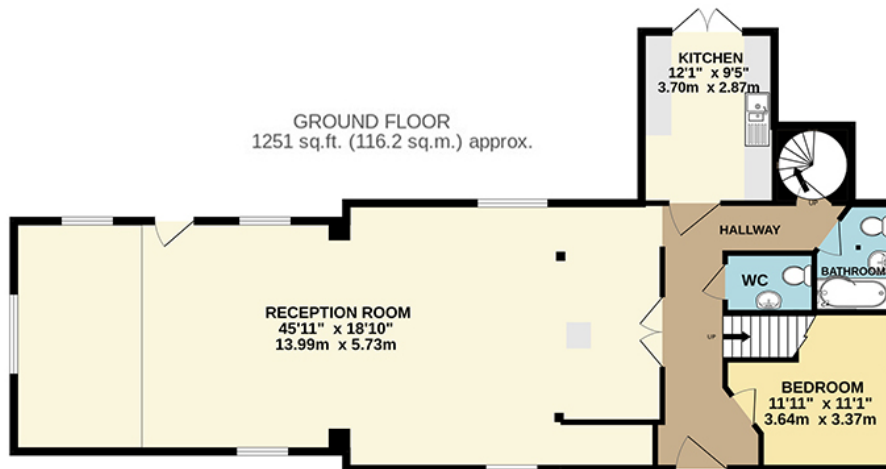
Produced by HomeSight Studios for Fine & Country Estate Agent.



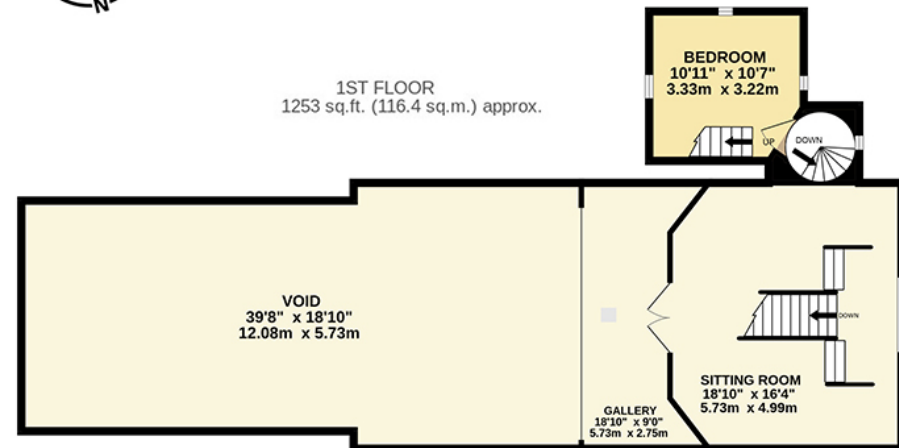
2ND FLOOR
116 sq.ft. (10.7 sq.m.) approx.



GROUND FLOOR
1251 sq.ft. (116.2 sq.m.) approx.



1ST FLOOR
1253 sq.ft. (116.4 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.



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THE FINE & COUNTRY
FOUNDATION

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