

A two-story white house with a red door and a mossy roof. The house has a gabled roof with red tiles, some of which are covered in moss. The walls are white with a textured finish. There are several windows with white frames and black trim. A red door is located on the right side of the house, with a small porch area. A black metal fence runs along the front of the property. A paved area leads to the front door. A small sign with the number '8' is visible on the wall near the door. A large tree is visible in the background. A dark blue banner with the text 'EH EXQUISITE HOME' is in the top right corner.

EH

EXQUISITE
HOME

Steeped in rich local history as a former public house, this exceptional Grade II listed semi-detached cottage seamlessly marries centuries-old architectural charm with a magnificent contemporary extension.

This property is presented strictly as a premium two-bedroom home, but the ground floor affords an extraordinary footprint, approaching 2,362 square feet in total across the site when including the outbuildings that could potentially convert for various uses subject to the necessary consents.

The original timber-framed section houses a deeply atmospheric dining room with solid oak flooring and a cosy sitting room anchored by a multi-fuel burner. A bespoke solid wood staircase ascends to the first floor, where two highly capable and generously proportioned double bedrooms, entirely avoid the 'box room' compromise.

The rear of the property opens into a dramatic, architecturally sympathetic modern addition. At its heart is a magnificent, vaulted kitchen, meticulously appointed with solid oak work surfaces, a triple ceramic sink, a five-ring induction hob, and engineered oak flooring.



A Masterclass in Period Character and Modern Lifestyle Living

Creting St Mary | Suffolk



This voluminous space flows effortlessly into a dedicated utility room equipped with a recently installed combi-boiler. The ground floor is completed by a well-appointed bathroom featuring a freestanding roll-top bath with a Victorian-style mixer tap and a substantial walk-in shower.

The full appeal of this property extends well beyond the main residence, set within an expansive plot of approximately one-third of an acre that backs directly onto open Suffolk countryside.

The grounds are a triumph of landscape and lifestyle, featuring a custom-built decked entertaining area crafted from reclaimed scaffolding, a koi pond, a larger manmade pond, and a dedicated vegetable patch with a bespoke greenhouse.

Crucially, the property boasts two substantial outbuildings. The first is a significant detached timber-framed barn, currently functioning as an insulated 'sports bar', party and games room complete with a built-in feature fish tank.

The second is a detached former stable block over two levels, which has previously held planning consent for conversion into a self-contained annex, offering tremendous future scope.

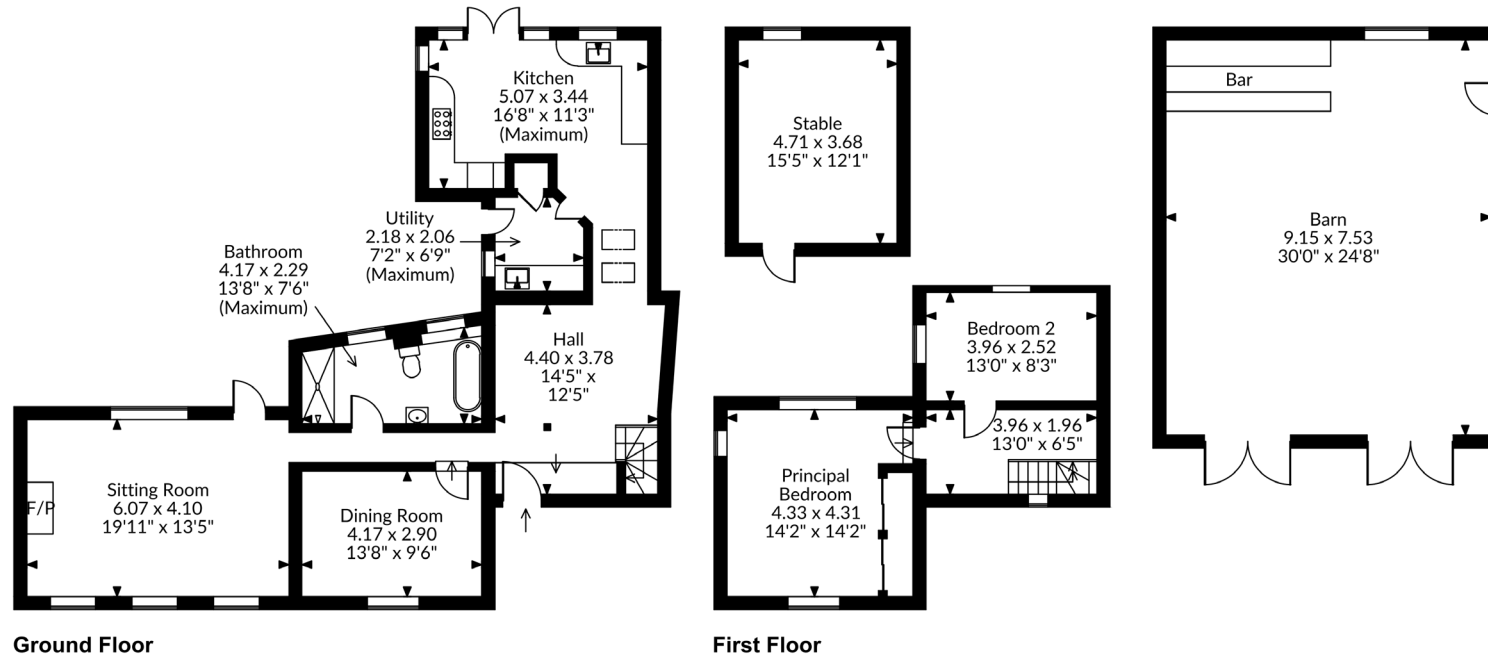
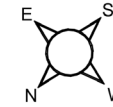
Set securely behind gates with a sweeping courtyard providing parking for multiple vehicles, this home sits perfectly in the highly accessible village of Creeting St. Mary, just moments from the A14 and mainline rail links to London.







Pewter Pots, All Saints Road, Creeting St. Mary, Ipswich, Suffolk
Approximate Gross Internal Area
Main House = 1428 Sq Ft/133 Sq M
Outbuilding = 929 Sq Ft/86 Sq M
Total = 2357 Sq Ft/219 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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