
THE
LARK
PARTNERSHIP
Needham Market | Suffolk

A Rich History...

Situated on the historic High Street of Needham Market, this remarkable Grade II listed family home, built in 1537, offers a unique blend of charm, space, and convenience. Boasting off-street parking, a sheltered courtyard, and a private garden, the property is perfectly positioned within walking distance of all local amenities, including the train station. With five reception rooms, two cloakrooms, six bedrooms, and three bathrooms, this spacious and versatile home is ideal for modern family living.

This remarkable family home, is a stunning blend of history and modern comfort. Over the centuries, the property has served as a grocer's, draper's, and café, remaining in the same family for over 300 years. Today, it stands as a beautifully restored yet sympathetically modernized residence, offering period charm alongside contemporary living. Perfectly located, all of the town's amenities are within walking distance, and Needham Market Train Station is easily accessible, an ideal setting for commuters.

Built during the reign of Henry VIII, the house features an eye-catching bow window at the front, leading into a narrow hallway. The spacious living room boasts rich wooden flooring and is flooded with natural light from two large windows. A door leads to a secondary kitchen and a downstairs cloakroom, while the rear wing houses a dual-aspect home office, generous storage cupboards, and a staircase to the first floor.











Perfect for entertaining...

On the left side of the house, an inviting sitting room overlooks the bustling High Street, featuring an original brick inglenook fireplace with a log burner.

Adjacent is the main kitchen/breakfast room, a stunning space with exposed beams, a brick floor, a second large inglenook fireplace with log burner, and a pantry. The sleek, neutral cabinetry, integrated appliances, and double ceramic Belfast sink blend modern convenience with historic character. Next door, the light-filled drawing room enjoys a wooden floor, exposed beams, and a lovely view of the garden. Completing the ground floor are a second cloakroom, boot room, and additional storage.















Elegant Spaces...

The home benefits from two staircases. The first leading to the first floor's Tudor-style landing, with exposed oak beams adding to the period charm. The left wing features five well-sized bedrooms, a large four-piece family bathroom with both a bath and shower. A particular feature is the principal bedroom suite; with a range of built in storage, dressing room and a beautiful four-piece bathroom with a freestanding bath and skylight.

The right wing first floor accommodation houses another bedroom with a Juliette balcony and a third bathroom. There is also a first-floor reception room, perfect as a home study, playroom, or hobby space, completing the upper level accommodation.





Beautifully appointed throughout...



Location...

Outside, the property enjoys a wonderfully private and sheltered garden that has been thoughtfully designed for ease of maintenance while providing a variety of spaces to relax and entertain. A charming, sun-filled courtyard links the two wings of the house, creating an inviting setting for morning coffee or evening drinks. Beyond, the main garden is predominantly laid to lawn with a paved pathway leading through the space, complemented by an attractive pergola, a covered outdoor dining area, and a useful storage shed. Beautifully enclosed and easy to care for, the gardens provide a peaceful retreat that perfectly complements the character of this remarkable home.

Occupying a prime position just moments from Needham Market's attractive High Street, the property is ideally placed to enjoy everything this thriving Suffolk market town has to offer. Independent shops, cafés, restaurants, traditional pubs, and everyday amenities are all within easy walking distance, creating a welcoming community atmosphere. Needham Market is renowned for its picturesque setting alongside the River Gipping and the nearby Gipping Valley, with an abundance of scenic walks, cycling routes, and green spaces to explore. The town also hosts regular community events and benefits from excellent local facilities, including a primary school, doctor's surgery, dentist, pharmacy, veterinary practice, and a range of independent retailers.

Despite its peaceful setting, Needham Market offers outstanding connectivity. The railway station is just 0.1 miles away, providing regular direct services to London Liverpool Street in approximately 90 minutes, making it an ideal location for commuters. The A14 is easily accessible, placing Ipswich approximately nine miles to the south and the historic cathedral town of Bury St Edmunds around eighteen miles to the northwest, while Stowmarket lies just three miles away. Combining historic charm, excellent transport links, and an enviable town-centre location, this distinguished Tudor home presents a rare opportunity to enjoy the very best of Suffolk living.







Key Information

LOCAL SCHOOLS:

- Bosmere Community Primary School, 0.70 Miles, Rated Good
- Creeting St Mary Church of England Voluntary Primary School, 1 Mile, Rated Good
- Stowupland High School, 2.83 miles, Requires improvement
- Olive AP Academy - Suffolk, 4 Miles, Rated Good
- Claydon High School, 5.7 Miles, Rated Good

LOCAL AUTHORITY:

Mid Suffolk District Council
Council Tax Band F

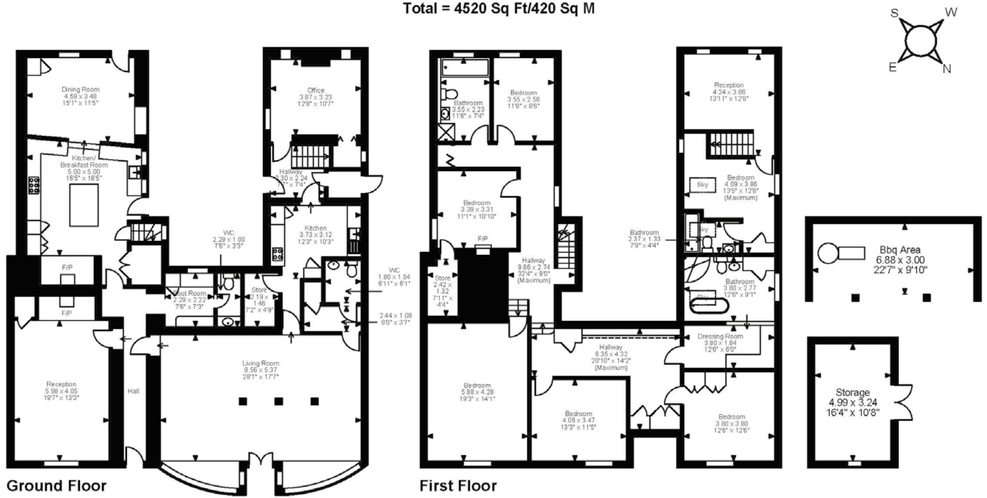
TENURE:

Freehold

SERVICES:

Heating Type	Gas
Electricity	Mains
Water	Mains
Sewerage	Mains
Internet	16 Mbps download. 8.18 mbps upload
Current Provider	Sky

Approximate Gross Internal Area
Main House = 4124 Sq Ft/383 Sq M
Outbuilding = 396 Sq Ft/37 Sq M
Total = 4520 Sq Ft/420 Sq M



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The Property Ombudsman

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Regional Office: Lark House, Valley Lane, Wherstead, Ipswich, Suffolk, IP9 2AX
T +44(0)3333 606606 E info@thelarkpartnership.co.uk