



Gracechurch Street  
Debenham | Stowmarket | Suffolk | IP14 6RA

 FINE & COUNTRY

# TIMELESS ENGLISH CHARM



Occupying a central position within this sought-after village, this delightful three-bedroom, three storey, Grade II Listed terrace is a home that wears its history with pride. Rich in original beams, period features and architectural charm, every room tells a story, while thoughtful spaces and an idyllic cottage garden offer a wonderful setting for modern life.



# KEY FEATURES

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- Three-bedroom Grade II listed terrace
- Central village location
- Inglenook fireplace
- Picturesque garden
- Set over three storeys
- Fantastic Principal Bedroom with ensuite WC
- A large and social kitchen dining room
- No Onward Chain

Approached via a traditional garden path, the cottage immediately captures the romance of an English country home. Homes of such authenticity are increasingly rare, rich in history, filled with original features and lovingly preserved. With original mullioned windows, low doorways but unexpectedly high ceilings, stained glass features, a 16th century wall painting, and witch marks evident in the ancient beams, this fabulous home is offered chain free and awaits new custodians ready to write the next chapter in its remarkable history.

## Step Inside

The heart of the home is undoubtedly the generous kitchen and dining room. Originally the house was part of a coaching inn and this would have been the kitchens. Brimming with authenticity, weathered beams span both walls and ceilings, while beautifully aged wooden flooring complements the character perfectly. An impressive inglenook fireplace, complete with wood-burning stove, forms a magnificent focal point, creating an atmosphere of warmth and comfort throughout the seasons, complimented by an electric boiler, new in 2026. The kitchen enjoys delightful views across the rear garden, and a traditional stable door, with storage shed just outside, opens directly onto the gravelled courtyard beyond, ideal for eating alfresco. The ground floor sitting room is equally inviting, with its original tiled floor, open fire and 16th century wall oil painting preserved for all to witness. This room is a wonderfully cosy retreat, overlooking the pretty front garden and providing the perfect place to relax on cooler evenings. Everywhere you look, original beams and centuries-old craftsmanship remind you that this is a home that has stood the test of time, and it really comes into its own at Christmas, decorated with twinkling lights and greenery around the beams – all rather Dickensian.

## Explore Upstairs

An unexpectedly spacious sitting room provides a wonderful second reception space and could also be repurposed as another bedroom or a home office. Filled with natural light and framed by exposed timbers with a charming stained-glass window adding yet another delightful period feature, the elevated position offers lovely village views.





# KEY FEATURES

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You can also still see the outline of doors from days gone by, a living history. Also on this floor are two comfortable bedrooms, both rich in character with exposed beams, together with the family bathroom and a separate WC. The back bedroom with ancient vertical beam work, and the bathroom would originally have been an external gallery overlooking a courtyard where plays would take place – and over the centuries have been included as the interior. Slightly steeper straight steps lead to the second floor revealing an exceptional principal suite. Unusually bright and large for a period cottage, this beautiful room enjoys whitewashed floorboards, exposed timbers and a wonderful sense of openness beneath the roofline. There is ample space not only for a luxurious bedroom but also a comfortable seating area or dedicated home office, making it an incredibly versatile retreat. A charming window seat overlooks the cottage garden below, providing the perfect spot to enjoy a morning coffee or a quiet moment with a book. Completing the suite is a private ensuite WC with room, if desired and subject to consents, to add a shower.

## Step Outside

Stepping outside feels like entering a classic English cottage garden; facing South the gardens get the sun all day and even in Winter the house is a bright, warm and welcoming home. From the kitchen stable door, a gravelled courtyard leads to gently rising steps that pass beneath a delightful wrought-iron arch draped in climbing rose. Beyond lies a beautifully established garden with lawn, colourful planting and mature trees creating an atmosphere of complete tranquillity and a feast for the senses – clematis climbs around the garden shed whilst Honeysuckle grows all along the hedge line. A secluded seating terrace nestles beneath the graceful branches of a mature silver birch tree, offering welcome shade on warm summer afternoons and the perfect setting for outdoor dining, afternoon tea or simply enjoying birdsong in peaceful surroundings. In Spring the garden positively blooms with tulips and daffodils. Beautifully enclosed with willow fencing one side and hedges the other, this private garden perfectly complements the timeless charm of the cottage itself. On road parking is available directly outside the home whilst tall hedges shield the gardens from the road too.





















# INFORMATION



## On the Doorstep

Perfectly positioned in the heart of historic Debenham, the property enjoys easy access to an excellent range of everyday amenities, all within walking distance. The village offers a wonderful sense of community, with an independent butcher, greengrocer, a Co-Op, hardware store, newsagent, tearoom, post office, doctors' surgery, veterinary practice, traditional public house and leisure centre. Families are well served by both highly regarded primary and high schools, making the village an ideal place to put down roots. Walking routes are plentiful here with a village fishing lake to enjoy too.

## How Far Is It To.....

The historic market town of Framlingham, famed for its medieval castle and excellent schools, is a short drive away, while both Ipswich and Stowmarket provide mainline rail services to London Liverpool Street in approximately 65 and 85 minutes respectively. The A14 also offers convenient access to Bury St Edmunds, Cambridge and the Midlands. For culture vultures Snape Maltings offers concerts and live events whilst for days by the sea, the Suffolk coast awaits, with the charming towns of Aldeburgh and Southwold within easy reach.

## Directions

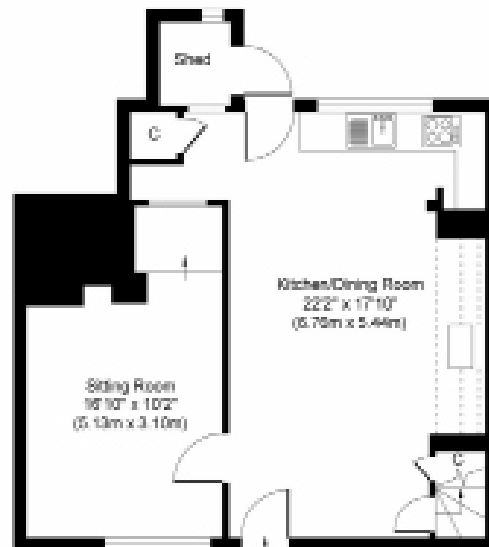
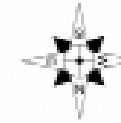
From Diss head south east on the B1077 to Debenham. Go through the high street and up the hill and turn right on to Gracechurch street. The property is on your left.

## What Three Words Location

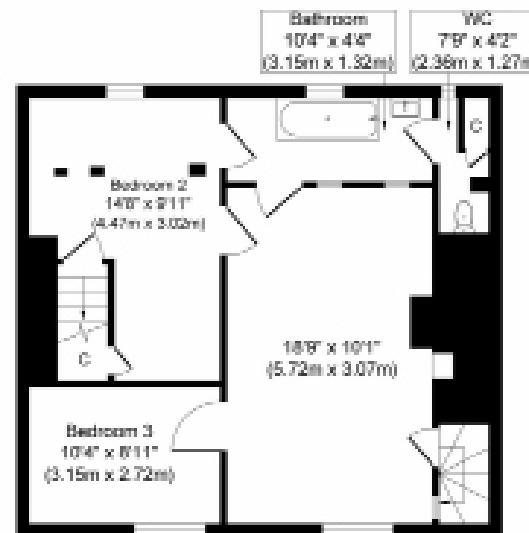
Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... What 3 Words Location \\\ guarded.bakers.covenants

## Services, District Council and Tenure

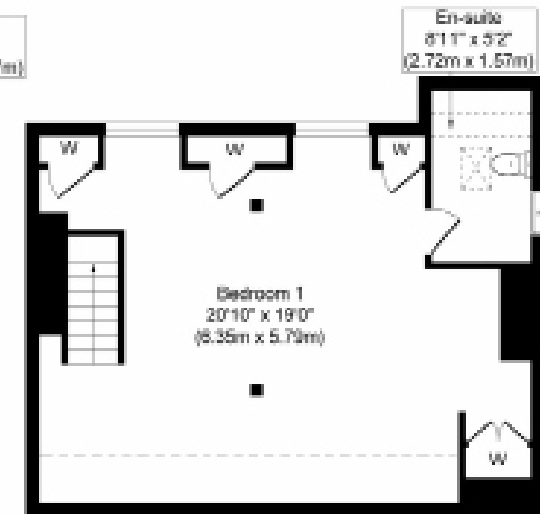
Electric Central Heating  
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Broadband Available – please check [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)  
Mobile Phone Reception - varies depending on network provider Please see [www.ofcom.org.uk](http://www.ofcom.org.uk) to check.  
Mid Suffolk District Council – Band C- Freehold



**Ground Floor**  
Approximate Floor Area  
516 sq. ft  
(47.97 sq. m)



**First Floor**  
Approximate Floor Area  
525 sq. ft  
(48.61 sq. m)



**Second Floor**  
Approximate Floor Area  
498 sq. ft  
(46.24 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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