
THE
LARK
PARTNERSHIP
Needham Market | Suffolk

Centuries Past...

Steeped in history and brimming with character, this remarkable Grade II listed home is believed to have origins dating back to 1385, with its upper floor dating from the 16th century. Originally forming part of a traditional Suffolk longhouse, it offers a wonderful combination of historic charm, generous living accommodation and the comforts of modern family life.

Situated within a conservation area, the property is a beautiful example of traditional timber-framed construction, with an abundance of exposed beams, original timbers, characterful fireplaces and period detailing throughout. These wonderful architectural features are complemented by more contemporary additions, creating a home that feels both welcoming and practical whilst retaining a strong sense of its fascinating past. The main house provides particularly generous and versatile accommodation arranged over two floors, with three well-proportioned double bedrooms. Outside, an enclosed rear garden and a superb detached summer house, complete with its own kitchenette and shower room, provide valuable additional space for entertaining, working from home or accommodating visiting friends and family. A further appealing feature, especially for such a central High Street location, is the generous off-road parking for three to four vehicles, complemented by the convenience of an EV charging point.

The front door opens directly into the impressive sitting and dining room, a wonderfully atmospheric space which immediately introduces the character and history of the property. Exposed timber beams extend across the ceiling, complemented by substantial supporting timbers, traditional brick flooring and a magnificent inglenook fireplace with an inset wood-burning stove. The fireplace provides a particularly striking focal point, whilst the room's generous proportions allow ample space for both comfortable seating and formal dining. An intriguing historic feature is the original coffin drop, a reminder of the building's considerable age and heritage.













Timeless Character...

To the rear of the property, the kitchen and breakfast room offers an appealing contrast between traditional materials and contemporary design. The exposed brickwork, timber framing and characterful brick flooring sit comfortably alongside modern cabinetry and a substantial central island, which incorporates a sink, hot water tap and an informal breakfast seating area.

The kitchen is equipped with a Falcon range cooker with a five-ring gas hob, integrated dishwasher, washing machine, freezer and three-quarter-height fridge. Additional features include a glazed display cupboard, pantry storage and a useful understairs cupboard. The generous proportions make this a particularly sociable room, equally suited to everyday family life and entertaining.

Also on the ground floor is a conveniently positioned cloakroom, fitted as a wet room with shower, wash hand basin and WC.





















The first floor continues to showcase the property's remarkable history, with exposed timbers and traditional architectural detailing throughout. The principal bedroom is a particularly impressive room, enjoying a magnificent vaulted ceiling with an intricate arrangement of exposed structural timbers rising into the roof space. The sense of height and space is exceptional, whilst the original wooden floorboards and beautiful timber framing create a wonderfully atmospheric setting. Generously proportioned, the room comfortably accommodates a substantial bed alongside additional bedroom furniture. A timber ladder leads to a charming mezzanine level, currently utilised as a dressing area, but offering the flexibility to accommodate a variety of uses to suit individual requirements. From here, access is also available to a further boarded loft space, providing useful additional storage.

The second bedroom is another generously proportioned double, benefiting from built-in wardrobes providing ample storage and a projector cleverly positioned within the former fireplace, whilst the third bedroom offers further comfortable double accommodation. The family bathroom is fitted with a bath and shower over, wash hand basin and WC, with exposed timbers adding to the character and charm of the room.

Location...

To the rear is a delightful enclosed garden, pedominantly laid to lawn, with established planting, mature trees and traditional brick walling, the garden enjoys an attractive, private setting. A generous decked terrace provides an ideal space for outdoor dining and entertaining.

A particularly appealing feature is the detached timber-clad garden studio. Fully insulated, with power, lighting, electric heating and internet connectivity, this versatile space is ideal for working from home, hobbies or visiting guests. It also benefits from a well-equipped kitchenette with sink, built-in NEFF oven and integrated half-size NEFF dishwasher, together with a separate wet room/cloakroom. An adjoining decked seating area provides a further spot to relax and enjoy the garden.

Nestled within the picturesque Gipping Valley, the historic market town of Needham Market enjoys a charming setting surrounded by beautiful Suffolk countryside. Its attractive High Street, lined with characterful period buildings, offers a wonderful selection of independent shops and everyday amenities. The property is conveniently tucked just behind the High Street, within easy walking distance of traditional butchers, bakers, cafés, tearooms, public houses, takeaways and a Co-op supermarket. Further amenities include a doctors' surgery, dentist, post office, library, community centre and primary school. Nearby Alder Carr Farm offers a popular farm shop and café. For outdoor enthusiasts, Needham Lake and Nature Reserve is practically on the doorstep, offering approximately 30 acres of beautiful parkland, lakeside walks and wildlife habitats. The picturesque River Gipping provides further opportunities to explore the surrounding countryside.

Needham Market also benefits from excellent transport connections, with rail services towards Ipswich and Cambridge, whilst the nearby A14 provides convenient access to Stowmarket, Bury St Edmunds and beyond. Combining the charm of a historic Suffolk market town with excellent everyday amenities, beautiful countryside and convenient transport links, Needham Market offers a wonderful balance of town and country 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
- Claydon High School, 5.7 Miles, Rated Good

LOCAL AUTHORITY:

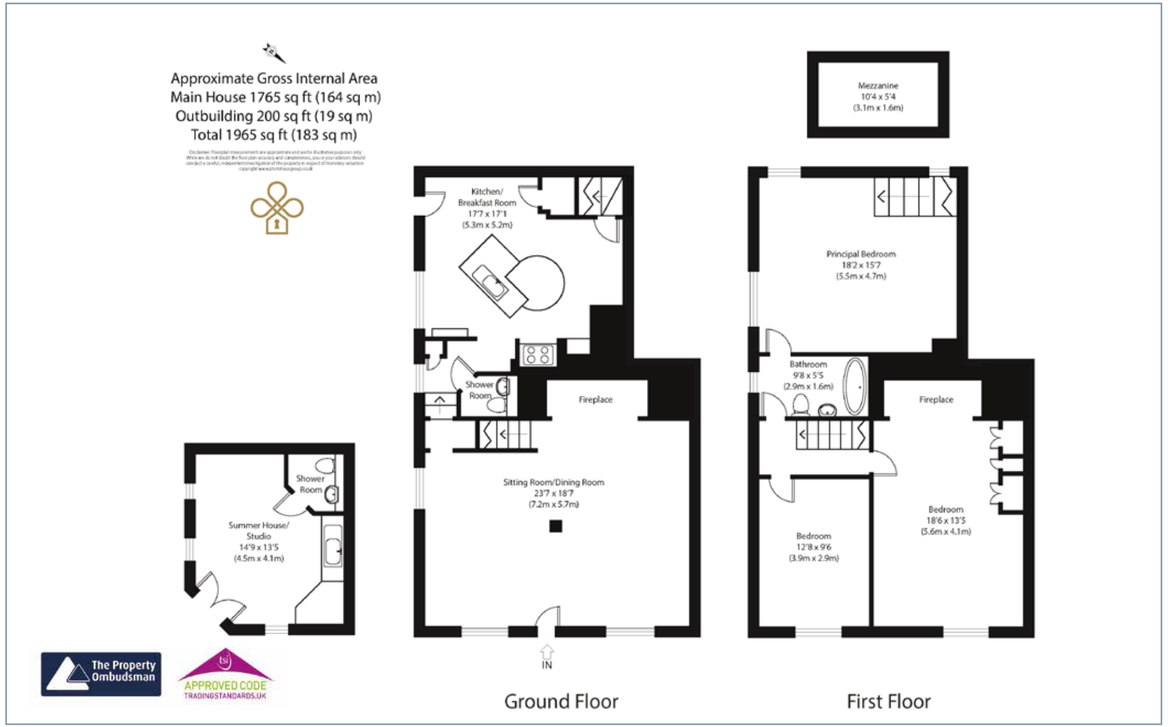
Mid Suffolk District Council
Council Tax Band D

TENURE:

Freehold

SERVICES:

Heating Type	Gas
Electricity	Mains
Water	Mains
Sewerage	Mains
Internet	Fibre connected



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only 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 must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.16090663 Lark House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.



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