

The Old Stores The Street Darsham Saxmundham



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The Old Stores The Street

Guide Price £475,000

The fabulous project with field views...

Detached character property | Stunning field views | Generous plot | Short drive to the Suffolk coast | Huge potential to extend and improve

Tucked away on a peaceful lane in the sought-after village of Darsham, The Old Stores is a charming and deceptively spacious detached property, offering character, versatility, and tremendous scope for enhancement — all within easy reach of the A12 and just a short drive to Suffolk's stunning Heritage Coast.

Set on a beautifully overgrown yet enchanting plot — of approximately 0.4 acres — the house enjoys delightful views over open countryside, mature gardens, and a peaceful, private feel throughout. There's ample room for off-road parking and significant potential to further develop the grounds or extend the house, subject to planning permission.

Inside, the home is filled with charm and original features, including exposed beams, brickwork, and multiple open fireplaces. The ground floor offers an abundance of living space with several reception rooms, including a dual-aspect lounge/dining room, a snug with Suffolk brick flooring, and a generous rear reception room with views across the garden. Each space offers flexibility — ideal for entertaining, relaxing, or working from home.

The kitchen is bright and welcoming, with triple-aspect windows, solid worktops, quality integrated appliances, and an adjoining breakfast area overlooking the garden — perfect for slow mornings with a cup of tea.

Upstairs, the property boasts three well-proportioned bedrooms, including two generous doubles and a versatile third room, ideal as a guest bedroom or study. The stylish bathroom features a wet-room style shower, exposed timbers, and contemporary tiling.

Modern comforts include oil-fired central heating, air-source heat pump cooling/heating units in two rooms, double-glazed timber windows, and solar PV panels, providing energy-conscious efficiency without compromising the character of the home.

With the added benefit of a separate adjoining former pottery studio (offering further potential), The Old Stores is a rare find — a property with warmth, personality, and outstanding promise in one of Suffolk's most desirable locations.

A fabulous forever home or creative project in the making — all just minutes from the sea.

The former pottery studio – endless possibilities.

Adjoining The Old Stores is a substantial two-storey studio building – once a thriving pottery – now bursting with potential. This impressive structure includes multiple workshop spaces, vaulted ceilings, solid concrete floors, modern windows, and a charming old front door that opens into a flexible reception or display area.

Downstairs, you'll find a series of interlinked workrooms with excellent natural light, plumbing (including a Belfast sink), and display lighting already in place — ideal for use as an artist's studio, gallery, office space, or even conversion into further residential accommodation (subject to planning).

Upstairs, a large insulated loft space offers stand-up height throughout, making it perfect for storage, creative use, or even additional accommodation. The staircase is solid and well-built, with a window overlooking the grounds.

Whether you're an artist, entrepreneur, or dreamer, this is a rare opportunity to secure a large, flexible outbuilding with real character and scope in a truly special setting.

Agents notes...

A pre-recorded walkaround tour is available for this property. EPC to follow.

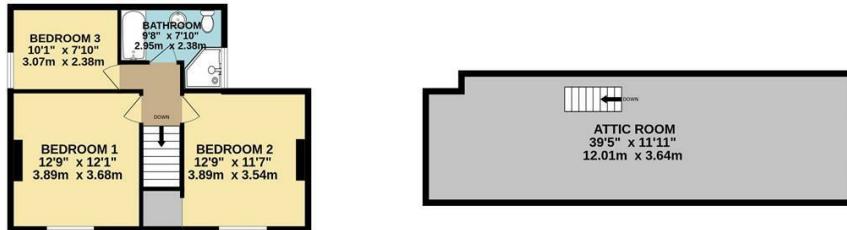


Local Authority
East Suffolk

Council Tax Band
C

Directions

1ST FLOOR
964 sq.ft. (89.6 sq.m.) approx.



GROUND FLOOR
1310 sq.ft. (121.7 sq.m.) approx.



TOTAL FLOOR AREA : 2274 sq.ft. (211.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		72	35
EU Directive 2002/91/EC			



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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