



**Mortimer House,
Freckenham**

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Mortimer House, Mortimer Lane, Freckenham, IP28 8JD

Freckenham is a small picturesque village boasting a thriving community and is serviced by its own village hall, public house with restaurant and a Parish church. Further town amenities including schools, colleges, shops, restaurants and sports centres which can be found in the nearby world-famous horse racing town of Newmarket (8 miles); the historic market town of Bury St Edmunds (15 miles) and the University City of Cambridge (20 miles).

Rich in character and featuring a wealth of exposed timber beams, tiled floors and strip wood doors, the accommodation in total measures in excess of 2000 sq ft. comprising two formal reception rooms, kitchen, utility and laundry facilities, four first-floor bedrooms and a family bathroom. Outside, the property enjoys a generous mature garden, with a recently constructed, insulated detached garden office providing an excellent space for home working.

Mortimer House is a charming unlisted detached period home, believed to date from the early 15th century, occupying a peaceful position along a quiet lane in a popular Suffolk village.

Ground Floor

ENTRANCE HALL A rear hallway with tiled flooring, exposed character features, useful understairs storage, windows to the rear aspect and a staircase rising to the first-floor gallery landing. Doors lead to the kitchen and sitting room.

CLOAKROOM Fitted with a pedestal wash hand basin, low-level WC, tiled flooring and a frosted window to the rear aspect.

KITCHEN Featuring a terracotta tiled floor, exposed timber beams and windows to the front aspect. The country kitchen is fitted with a matching range of base units and drawers, complemented by wooden work surfaces and a central island. Further features include an oil-fired Aga, a built-in Rangemaster oven, mixer tap, additional instant hot water tap, tiled splashbacks, extractor hood and a full-height larder cupboard providing useful storage for condiments and provisions. A door leads through to the utility room.

UTILITY ROOM Fitted with a matching range of base units, wooden work surfaces, tiled flooring and a window to the rear aspect.

LAUNDRY ROOM A practical additional service room featuring a brick-tiled floor, exposed timber beams and a window to the front aspect. The fittings include a one-and-a-half bowl sink with drainer and mixer tap, plumbing for a washing machine, work surfaces, a full-height storage cupboard and an airing cupboard housing the pressurised Megaflo hot water cylinder. The oil-fired boiler is also located here.

DINING ROOM A delightful formal reception room with wooden flooring, exposed timber beams and windows to the front aspect. An attractive stained-glass window provides an additional period feature, while traditional wooden doors lead through to the sitting room.

SITTING ROOM A particularly appealing reception room, retaining considerable character through its exposed timber beams and windows to the front aspect. The focal point is an impressive fireplace with a brick and stone surround, timber mantelpiece and multi-fuel stove, creating a warm and inviting space for relaxing and entertaining.

First Floor

GALLERY LANDING A spacious gallery landing with windows to the front and side aspects, providing an attractive sense of space and access to the four bedrooms and family bathroom.

PRINCIPAL BEDROOM A generous double bedroom with windows to the front and side aspects and loft access.

BEDROOM 2 A further double bedroom with windows to the front aspect and a useful built-in alcove providing storage space.

BEDROOM 3 A double bedroom with windows to the side and rear aspects.

BEDROOM 4 A further bedroom with a window to the front aspect.

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FAMILY BATHROOM A well-appointed bathroom featuring a freestanding clawfoot roll-top bath with mixer tap and shower attachment, together with a corner shower cubicle fitted with a drench-style rainfall showerhead and separate shower attachment. Additional fittings include a wash hand basin, low-level WC, heated towel rail, tiled flooring, recessed spotlights and a window to the side aspect.

Outside

The property is approached via a gravel driveway providing parking for several vehicles, enclosed by fencing and complemented by a side gate. A further gravelled area gives access to the rear entrance door, with an additional gated side passage connecting back to the front of the property.

The gardens are a particular feature of Mortimer House, offering a generous and established setting with a variety of areas for outdoor dining, entertaining and family enjoyment. Paved patio areas provide space for garden furniture, while a covered barbecue area offers further scope for outdoor entertaining. There is also a children's playhouse.

A superb, recently constructed detached garden office has been installed. Insulated and benefiting from power and lighting, it provides a highly useful space for home working, hobbies or other ancillary uses.

Beyond the patio and entertaining areas, steps lead to a further stone-paved area with a greenhouse, while the remainder of the garden is predominantly laid to lawn, interspersed with established shrubs, mature trees, planted borders and fruit trees. A detached timber garden shed provides additional storage.

SERVICES Oil fired central heating to radiators. Mains water. Mains drainage. Mains electricity connected. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY West Suffolk Council

COUNCIL TAX BAND E. (£2,755.90 per annum)

EPC TBC.

TENURE Freehold.

CONSTRUCTION TYPE Traditional timber frame with block and brick extension.

COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 1800 mbps download, up to 220 mbps upload.
Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS nimbly.applies.contracts

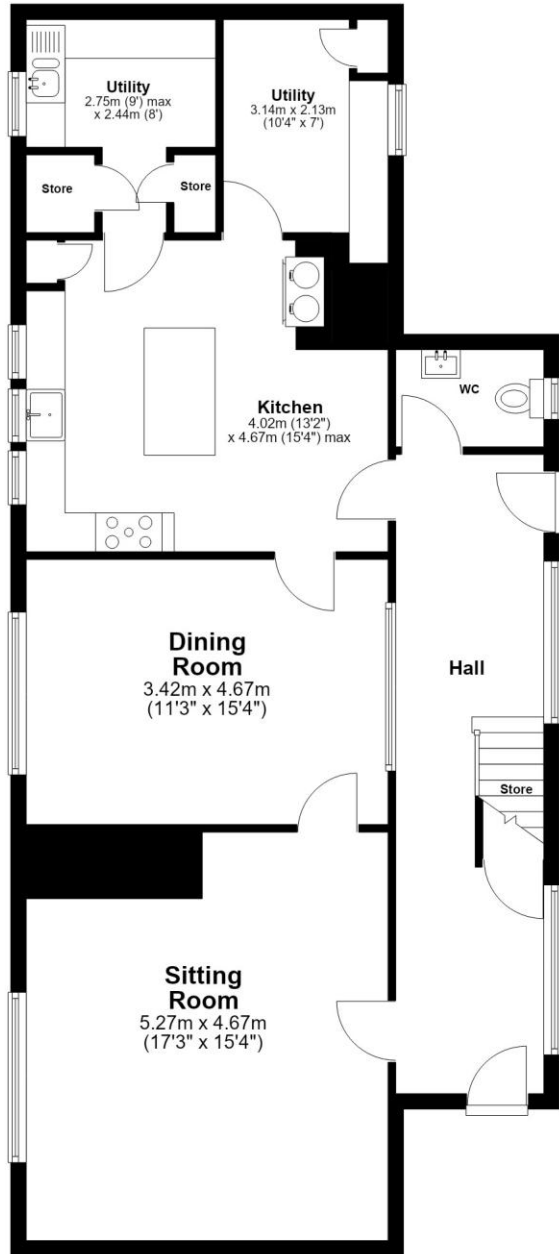
VIEWING Strictly by prior appointment only through DAVID BURR.

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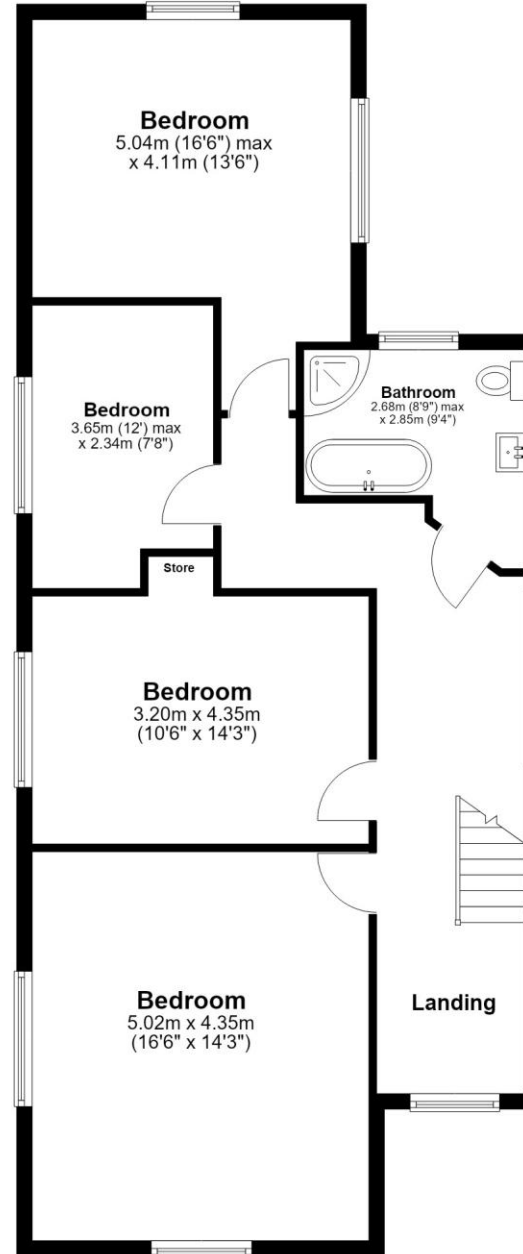
Ground Floor

Approx. 92.9 sq. metres (999.6 sq. feet)



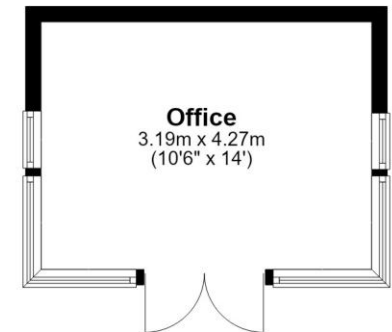
First Floor

Approx. 86.8 sq. metres (934.0 sq. feet)



Outbuilding

Approx. 13.6 sq. metres (146.7 sq. feet)



Total area: approx. 193.3 sq. metres (2080.3 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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