



Lodge Cottage
Onehouse | Stowmarket | Suffolk | IP14 3DB

PICTURE PERFECT LIVING



Tucked away in the lovely village of Onehouse, this 15th century Suffolk pink, thatch-topped cottage looks like it's fallen straight from the pages of a storybook. Grade II listed, timber-framed and quietly brimming with history. Step inside and you'll find five bedrooms, a vaulted kitchen and enough beams, nooks and fireplaces to keep even the most romantic souls happy. Outside, there's space to create, grow, entertain or simply sit by the river and enjoy the peaceful surroundings and visiting wildlife. It's a home with heart, heritage and plenty of magic.



KEY FEATURES

- Wonderful Grade II listed detached Cottage
- Versatile living with up to five bedrooms
- Large and social vaulted kitchen dining space
- Presented beautifully throughout
- External workshop
- Exceptional character features throughout
- Parking for multiple vehicles with a garage
- Approximately .4 of an acre (stms) with river frontage
- A short drive from the train links and amenities of Stowmarket
- Immediate access to country walks

Wrapped in Suffolk pink and crowned with thatch and pantile, this enchanting Grade II listed cottage is as pretty as a picture and every bit as captivating. Dating back to the 15th century, it's a timber-framed treasure with a rich artistic legacy, once the beloved home of celebrated artists Margaret Green and Lionel Bulmer, who found endless inspiration in its every nook and view. Set in the peaceful village of Onehouse, this former medieval hall house curves in an L-shaped embrace around a garden brimming with established trees, shrubs and quiet corners. Inside, you'll find a captivating mix of original brick floors, time-polished beams and characterful quirks. With five bedrooms, stunning views, inviting reception rooms and two studios/workshops, this is a home that quietly wins your heart.

Step Inside

You'll want to take your time exploring the ground floor - there's a sense that every corner has something to discover. Bathed in natural light, the interior feels unexpectedly airy for a cottage, with no compromise on ceiling height, as the owner explains, "I'm over six foot and don't have to stoop." The layout is generous and gently meandering, with each room flowing into the next.

Start in the kitchen/breakfast room: a double-aspect space designed for leisurely breakfasts, muddy boots and the clink of teacups. The high vaulted ceiling enhances the sense of space, while stylish cabinetry and vibrant splashback tiles add personality. It's a room made for everyday living, with character built into its bones. On sunnier days, open the double doors to the canopied patio area and enjoy a quiet lunch outside. The kitchen comes complete with a double induction range cooker and integrated fridge, both included with the property. Beyond the kitchen/breakfast room, you'll find a suite of rooms that each have their own distinct personality. The dining room, with its brick floor, cosy ochre walls and open fireplace (decorative only), feels tailor-made for candlelit dinners and long, laughter-filled evenings.





KEY FEATURES

Just along the way, the sitting room offers sweeping countryside views and a striking inglenook fireplace, where a fire engine red woodburning stove promises to keep things toasty when the temperature drops. Adjoining this is a partially panelled room - currently serving as a study - quiet, contemplative and full of period charm. There's also a further reception room that opens directly onto the garden, complete with an impressive fireplace and inglenook.

Practically Perfect

Practical spaces are plentiful too. A boot room for wellies and firewood, a utility room for life's less glamorous bits and a downstairs bathroom that makes guests feel at home. Throughout, you'll find hand-forged iron latches, wonky old doors and gnarled beams that have seen it all. The kind of details you can't fake and wouldn't want to.

Exploring Upstairs

Upstairs is a place of quiet charm, soft light and beautiful views. There are five bedrooms in total - each one brimming with character. Three of them connect, creating a flexible, family-friendly layout that's both joined and cosy. There are sloping ceilings, ancient timbers and windows that frame the garden and countryside views like paintings. The main bedroom sits apart, offering a sense of privacy that makes it a natural choice for the principal bedroom. A well-placed shower room serves the upper floor, simple and stylish with all you need.

Step Outside

This property doesn't just excel on the inside - step outside and you'll find yourself in an enchanting garden that offers a peaceful retreat and plenty of privacy. It's a garden made for relaxed mornings, alfresco evenings and spotting local wildlife, "It's not unusual to see kingfishers and herons on the river at the bottom of the garden," the owner explains.

Laid predominantly to lawn and framed by mature beech trees and ornamental shrubs, the garden is both established and full of potential. Whether it's vegetable beds, a summerhouse, or a play area for children, the lower end of the garden offers lots of scope to make your mark.

Accessed via a private lane serving just two homes, the cottage sits behind a five-bar gate with a generous gravel driveway that provides ample parking. There is one outside workshop with power and light and one wood store which is not connected to power. There is also a garage to offer plenty of additional space. Whether you're a keen maker, an artist or just like to tinker, there's plenty of space to pursue your projects.





























INFORMATION



On The Doorstep...

Nestled in the heart of Suffolk, Onehouse is a picturesque village with a warm and welcoming community. The village is home to the beloved Shepherd and Dog pub, renowned for its delicious food and exceptional hospitality. Just a short distance away, the charming Lakehouse Café offers a peaceful spot for a leisurely lunch. Outdoor enthusiasts will delight in the nearby fishing lakes and golf course. With scenic walks starting right from the doorstep, it's an ideal location to enjoy dog walks and discover this unspoiled corner of the Suffolk countryside.

How Far Is It To...

Onehouse offers a peaceful setting just two miles from Stowmarket, a historic market town with schools, shops, leisure centres and a train station with direct links to London Liverpool Street (80 minutes). The nearby A14 provides easy access to Bury St Edmunds (14 miles), Ipswich (16 miles), and the A12 south. Explore Suffolk's charm with visits to Lavenham, stroll along the River Deben in Woodbridge, or enjoy the East Coast's nature reserves, beaches and coastal towns. Whether you seek culture, coastline, or countryside, everything is within easy reach.

Directions

From Diss head south on the A140 and turn right on to the A1120 to Stowmarket and connect with the B1115 and then take a right at the Shephard and Dog on to Lower road. Follow past the golf club and the property is on your left. Next to Stowmarket Golf Club.

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 /// attending.married.spoon

Services, District Council and Tenure

Oil Fired Central Heating – New Boiler in 2024

Mains Electricity and Water, Private Drainage - Note, The property is served by a private drainage system installed in the 1960s that does not meet current regulations

Broadband Available –Please check [checkwww.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker) for other providers
Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk to check

Mid Suffolk District Council – Band G

Tenure: Freehold

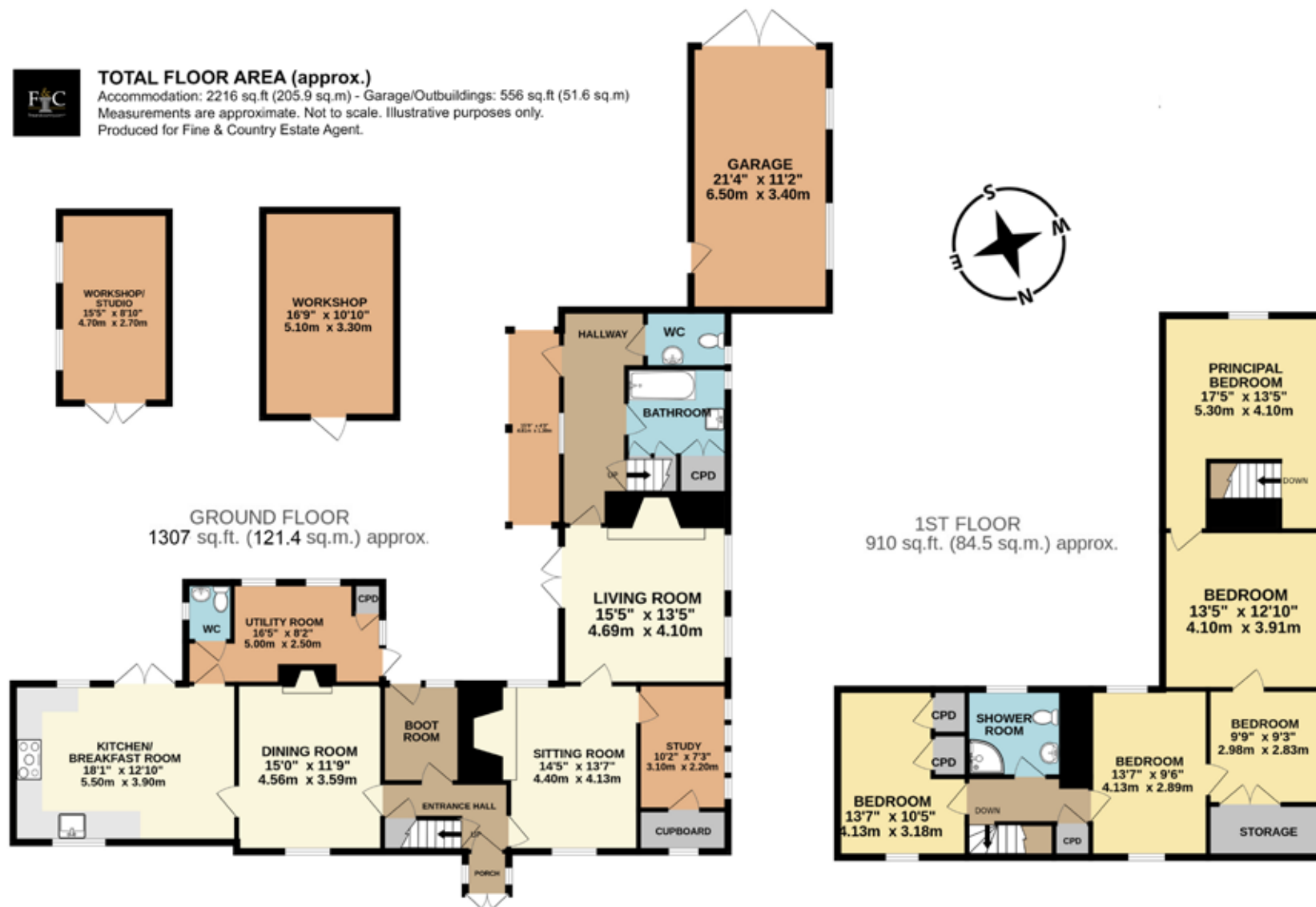
Agents Note:

The property benefits from many original features such as metal frame and wooden frame windows, leaded or otherwise, and the current owners are inviting offers over £600,000 for the property in the condition in which it is found.



TOTAL FLOOR AREA (approx.)

Accommodation: 2216 sq.ft (205.9 sq.m) - Garage/Outbuildings: 556 sq.ft (51.6 sq.m)
Measurements are approximate. Not to scale. Illustrative purposes only.
Produced for Fine & Country Estate Agent.



Agents notes: All measurements are approximate and for general guidance only and 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 it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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Fine & Country Regional Office
3 Navire House, Mere Street, Diss, Norfolk, IP22 4AG
01379 646020 | diss@fineandcountry.com

