



Park Road, Combs
Stowmarket IP14 2JN
£895,000 Freehold

MaxwellBrown

Independent Property Agents

A quite unique Victorian Farmhouse situated in the village of Combs just 1.5 miles from the centre of Stowmarket with its rail link to London Liverpool Street (average journey time 78minutes) and within 5 minutes drive of the A14 Junction 50. The house sits in mature 1/2 acre gardens and enjoys internal accommodation extending to 3247sqft (301.7sqm) including a self contained annexe allowing for multi generation living, home office space or additional income as holiday rental.



History:

Model Farm House was built in 1870 by the Webb family, owners of Combs tannery, along with a wide range of ornate farm buildings as a "Model Farm". Model farms became popular during the Industrial Age, providing education to urbanized populations and encouraging improved welfare standards for agricultural workers. Farm buildings were designed to be beautiful as well as utilitarian, inspired by the ideals of the enlightenment.

The house enjoys well proportioned rooms with high ceilings and large sash windows providing light and airy living space and still retains much of its Victorian character including ornate cornicing, and cast iron and tiled fireplaces. The annexe was formally a dairy and features Victorian double glazed sash windows with stained glass borders, The kitchen is an older building circa 18 century and was believed to have been a forge. It incorporates a beautiful exposed arched redbrick inglenook fireplace.

The property has only had 3 owners since it was built and has been remodelled, modernised and well maintained by the present owners over the last 30+ years.

Location:

Combs is a small rural village situated 1.5 miles south of the market town of Stowmarket. The A14 passes the town allowing easy access to the neighbouring larger towns of Bury St Edmunds and Ipswich both about 20 minutes drive. Norwich, Cambridge and Felixstowe are also easy to reach as is the Suffolk Heritage coast.

Stowmarket station links to London Liverpool Street and Norwich along with a branch line passing through linking Felixstowe to Peterborough.

Finborough Hall school is located just 3 miles.

Ground floor:Original Victorian ornate cast iron porch with Georgian glazed roof. Part glazed door to:

Reception Hall: Sash window to western aspect, picture rails, staircase to first floor, radiator, original 4 panel doors to cellar and sitting room and open through to hallway.

Cellar: Approx 6' minimum headroom, an ideal store with power and light.

Hallway: With 2 radiators, picture rails, 1/2 glazed door to annexe and solid original 4 panel doors to:

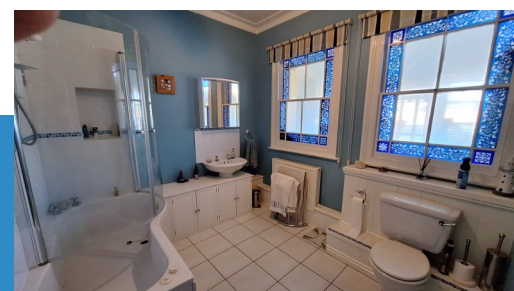
Sitting room: A well proportioned comfortable room with 9' high ceiling, moulded cornicing in egg & dart design with matching centre light rose, picture rails, double aspect original sash windows to south & east enjoying views of the garden, delightful Victorian cast iron and tiled open fireplace with moulded antique pine surround and granite hearth, television point, 2 radiators and telephone point.

Study: Oak effect laminate floor, French doors leading onto decking, TV and broadband points, inset spot and wall lighting, radiator.

Dining room: Again a well proportioned room, the ideal space to entertain. Engineered Oak floor, Ogee moulded cornicing and matching centre rose, 9' high ceiling, picture rails, original sash window to east and part glazed door to front garden. Victorian cast iron open fireplace, radiator.

Family Bathroom: Fitted white suite comprising 'P' shaped bath with curved glass shower enclosure and Triton electric shower, tiled splashbacks, pedestal wash basin with cupboards under and mirrored cupboard with light over, low flushing WC, ceramic tiled floor, original moulded cornicing and ceiling rose. 2 sash windows to rear with original double glazing and stained glass insets.

Kitchen/Breakfast room: Fitted with an extensive range of cream Shaker style base units under solid beech worktops and a range of eye level units. Flavel range cooker with LPG gas hob and electric ovens with extractor hood over, plumbing for dishwasher, red brick Inglenook fireplace, ceramic tiled floor, spot & pendant lighting, 2 radiators, island unit with pan drawers, basket units, wine rack, cupboards and drawers. TV aerial point. UPVC window over sink to west side, sash window to east side, UPVC French doors opening to patio and rear garden, door to storage cupboard and utility room. Doors to:



Utility room:

Fitted with a range of cream shaker style units with laminate worktops, eye level unit, radiator, space for fridge & freezer, space and plumbing for automatic washing machine, 2 windows and part glazed door to rear, sink unit with circular stainless steel sink, ceramic tiled floor.

Store room /Pantry:

With housing hot water cylinder heated by either the boiler or immersion heater, airing cupboard.

First Floor: Landing with Sash window to rear, large walk-in eaves storage cupboard. Original 4 panelled doors to:

Master suite:

Dressing room / Nursery Bedroom :

Large walk-in triple mirrored sliding door wardrobe with hanging rails and shelves, radiator, Velux roof window, step up to:

Bedroom:

With 2 Velux roof windows, radiator, TV socket, door to:

En suite:

Recently re-fitted with bespoke matt grey units with cupboards and drawers, inset ceramic sink with plunge plug and mixer tap, demisting mirror with light over, low level WC with concealed cistern and soft close seat, heated dual fuel towel rail, large glass shower cubicle with grey slate effect tray, Mira electric shower with rain head and hand held shower heads, extensive porcelain tiled splashback, contemporary vinyl flooring, Velux roof window, extractor fan and LED lighting

Bedroom 2:

A large well proportioned room with alcove with light over, radiator, sash window to front, TV aerial socket, original Victorian cast iron fireplace with slate surround, built in cupboard with shelves, central 3 lamp glass light fitting.

Bedroom 3:

Sash windows to western & southern aspect, picture rails, radiator, TV aerial socket, good sized cupboard using space over stairs with shelves and hanging rail.

Bedroom 4:

Sash windows to eastern & southern aspect, radiator, TV aerial socket, original Victorian cast iron fireplace with slate surround.

Shower room:

Recently refitted with vanity unit with inset basin with mixer tap and plunge plug, radiator, multi jet thermostatic shower with rain head & hand held head, body jets in glass cubicle, small high level window, low level WC, radiator, vinyl flooring, wall lights, demisting mirror with light.



The Dairy:

Originally the dairy for Model Farm, the building has recently been completely renovated as a self contained single storey dwelling currently set up for use as a holiday cottage but would also be an ideal annexe for an elderly family member as it is all on the ground floor.

Lobby:

This enables the annex to be locked from the main house, housing electricity meters & light.

Lounge/ Diner:

A spacious room with vaulted ceiling, 2 radiators, TV socket, glass wall lights, 2 original Victorian double glazed sash windows to rear with stained glass panels, 2 original wall sconces, newly carpeted with oak laminate flooring connecting external doors to provide a hallway, panelled door to rear courtyard, original 1/2 glazed door to front garden, original 1/2 glazed door to:

Kitchen:

Recently refitted with a range of light grey gloss fronted units comprising sink unit with grey composite single drainer inset sink with plunge plug and pull out mixer tap, cupboard with shelves under, space and plumbing for automatic washing machine or dishwasher, space for fridge, New built-in ceramic hob and double oven, stainless steel extractor hood, base and eye level units with drawers, cupboards, wine rack, vinyl flooring, radiator, part-glazed obscured glass door to:

Shower room:

Recently refitted with a white suite comprising low level WC, white vanity unit with contemporary inset sink with mixer tap and plunge plug, heated towel rail, mirror, tiled splash backs, glass sliding door shower cubicle with new Mira electric shower, original Victorian double glazed obscured sash window to rear.

Bedroom 1:

With an original Victorian double glazed sash window to rear, wall lights, radiator, TV aerial socket, radiator.

Bedroom 2:

With 2 original Victorian double glazed sash windows to rear, wall lights, radiator.

Dairy Outside:

To the rear there is a delightful totally private walled & fenced block paved courtyard with raised brick flower borders. To the front there is a fenced, lawned area.

Outside:

The property is set back on Park Road, Combs and currently accessed from the road via a shared driveway through the farm yard. The gardens extend to approximately 1/2 an acre (STS) and are located to the front, rear and west side of the house. The front garden is not overlooked and is surround by mature hedging to two sides and close boarded fencing to the west side. The garden is laid mainly to lawn with mature shrubs and flower borders. In the centre of the garden there is a formal pond with a brick edging, a rockery, timber arbour and brick edged flower borders.

The rear garden is walled to two sides and is fenced from the shingle driveway providing ample parking for at least 5 cars, there is a gateway at the rear with 5 bar gate. The garden is laid mainly to lawn, with mature flower beds surrounded by oak sleepers, a patio area constructed of buff Indian sandstone, with further flower & herb beds again surrounded by sleepers. There is a lowered lawn area with a rose arch. The side garden there is a further patio area and large decking, mature fruit trees and picket fencing. The Grant Eco Blue external oil fired boiler which carries a ten year guarantee is located in an alcove, this was installed in April 2023 and serves the central heating and hot water, greenhouse and large timber shed on concrete bases. The rear garden is separated from the front garden by a picket fence with a high gate

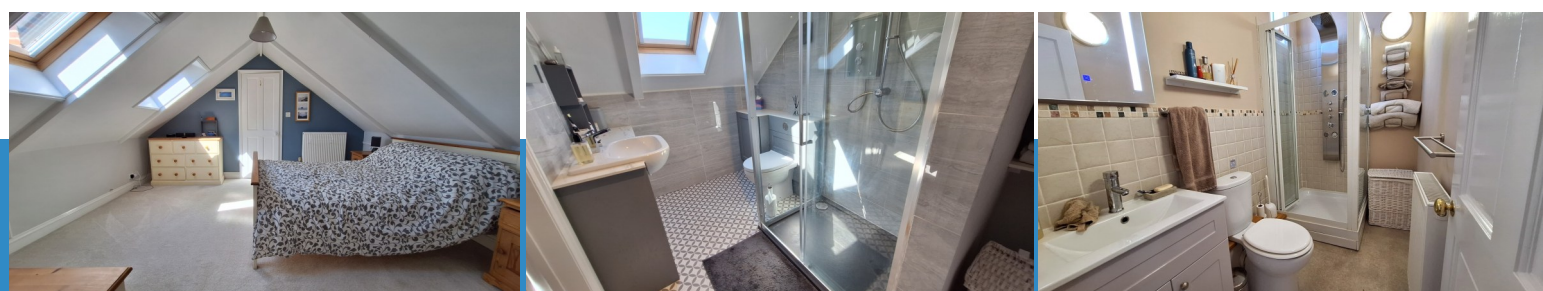
Services: Mains water, electricity and drainage are connected to the property. Mains gas is unavailable. The vendor uses LPG to power the range cooker

Agents note: Please note: In compliance with Section 21 of the Estate Agents Act 1979 this property belongs to company employees.

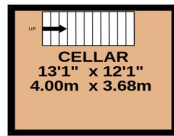
Council Tax: Band 'F' payable to Mid Suffolk district council

Broadband: **Maximum available download speeds:** Standard 8 Mbps, Superfast 18Mbps, Ultrafast 1800Mbps

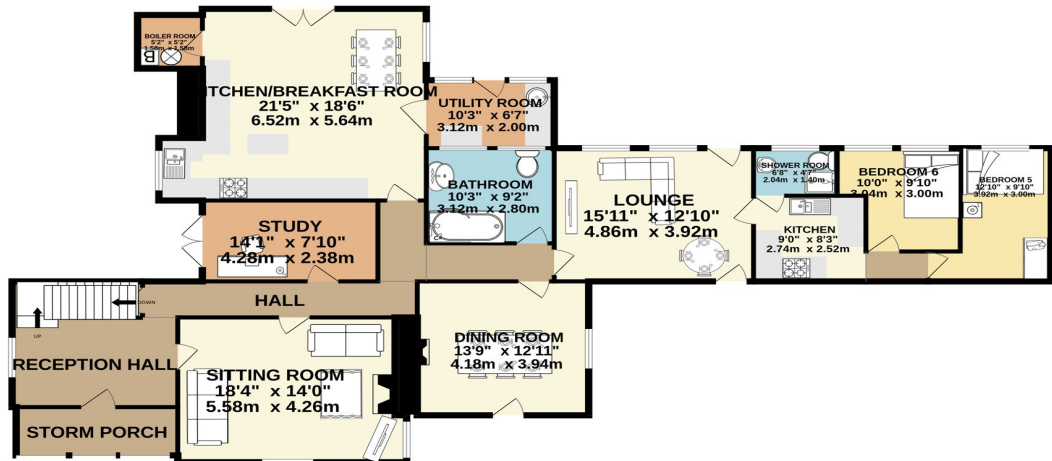
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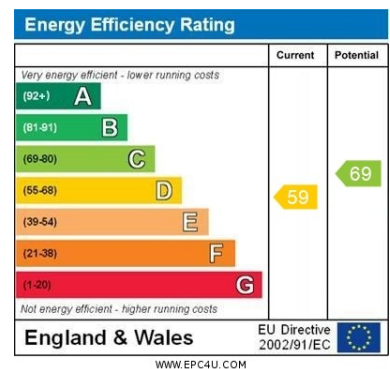
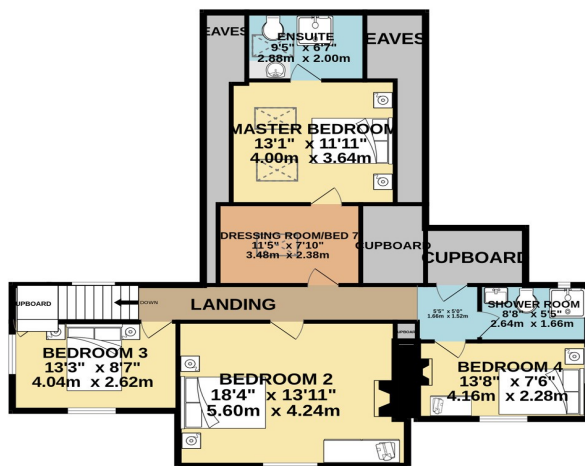
BASEMENT LEVEL
158 sq.ft. (14.7 sq.m.) approx.



GROUND FLOOR
1930 sq.ft. (179.3 sq.m.) approx.

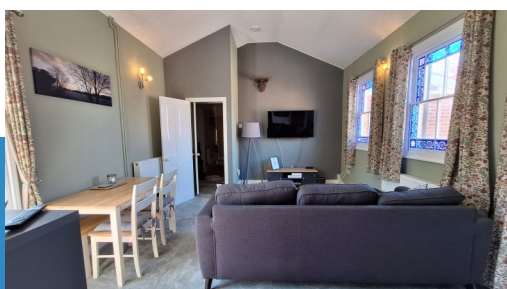


1ST FLOOR
1158 sq.ft. (107.6 sq.m.) approx.



TOTAL FLOOR AREA : 3247 sq.ft. (301.7 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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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