



Church Road, Bacton, Stowmarket

Sheridans



Church Road, Bacton, Stowmarket IP14 4LW

Guide Price £700,000

An elegantly proportioned grade II listed house situated next to the church in the heart of the thriving village of Bacton.

Pretty's House is gracious period house dating back to around c1700 with a fascinating history, understood to have once been owned by the William Pretty family, whose were depicted in the film "The Dig" at Sutton Hoo.

The house has recently been much improved and benefits from the new addition of 6.09kw solar panels with 10kw batteries to assist with modern day living and has been the subject of further sympathetic improvements, resulting in an outstanding home, full of charm and character, displaying elegantly proportioned rooms with a particularly light and airy atmosphere, whilst retaining original features including a wealth of exposed timbers, studwork and large fine Inglenook fireplaces, all arranged around a natural flow that lends itself perfectly to modern family living.

The beautifully presented accommodation currently in brief comprises a pair of Georgian entrance doors opening to the entrance hall with stairs off to first floor and doors to the snug and sitting room.

Accommodation
The sitting room is a beautiful double-aspect room of excellent proportions, displaying exposed ceiling timbers and a magnificent Inglenook fireplace with brick hearth, wood-burning stove and a stunning carved oak Bressummer beam. Large windows overlook the front gardens, ensuring the room enjoys abundant natural light. The family room is another generous reception room, again centred around a substantial Inglenook with heavy beam, brick reveals, and wood burning stove. The dining room is a further versatile reception, currently used as a gym. The study/home office is a charming room perfect for home working, with exposed timbers, brick detailing and garden views. The kitchen diner is a generous farmhouse-style kitchen with bespoke wooden cabinetry, integrated dishwasher, space for a large range cooker, space for an American style fridge freezer, butler sink and stone flooring. A huge Inglenook fireplace with log burner and many exposed ceiling timbers are retained, while the space flows naturally to an informal dining area overlooking the rear terrace and gardens. A separate utility with storage cupboards, space for washing machine and tumble dryer, finally a cloakroom, completes the ground floor accommodation.

A first-floor landing retains an original coffin hatch (very useful for moving large pieces of furniture), which leads to the four bedrooms and additional attic rooms. The principal bedroom is a spacious, light-filled room with dual aspect windows, exposed beams, and pleasant views over the front and rear gardens. The guest bedroom, another well-proportioned double room, with character beams and ample space for wardrobes. Bedroom three is a comfortable room and bedroom four is currently used as a dressing room, both are large enough for a double bed. The spacious and recently upgraded family bathroom includes a bath and separate shower enclosure.

On the second floor are two large attic rooms and a loft creating excellent storage and perhaps potential to change into further bedrooms (subject to the necessary building and listed building consents).

Outside
You approach the house from a quiet lane. The property stands within an impressive plot, with broad lawns sweeping around the house and framed by mature trees, hedging and established planting. The front of the house has small lawned areas and traditional hedging. The setting is picturesque with trees bordering the plot and creating a sense of privacy.

Access is through two five-bar gates onto a wide gravelled courtyard with extensive parking. Further covered parking for two cars can be found in the impressive cart lodge with a secure area for bikes etc. In addition, there is a separate large workshop and additional covered storage areas. The cart lodge and workshop are fitted with internal and external lights and power. There is gated access from the drive to the stunning rear garden which is laid with lawn with well-maintained borders with an impressive variety of plants, shrubs and trees.

The garden is fully fenced and benefits from 4 patio areas to sit and enjoy the garden, each offering a different experience as well as sun at different times of the day. Birdlife abounds and you really do feel you are in the countryside. There is plenty of opportunity for rest, socialising, recreation and relaxation in this garden. A paved terrace sits adjacent to the kitchen, offering an ideal area for outdoor dining and entertaining. To one side, a delightful garden space includes a timber garden room/summerhouse, creating a peaceful retreat or hobby space, alongside a small shed and greenhouse with productive planting areas.

Outbuildings
A significant advantage is the range of outbuildings, including Cart lodge, workshop and additional covered storage areas. These offer superb flexibility for vehicles, hobbies or home business use. Parking – a wide gravel courtyard provides extensive parking, for 7 plus vehicles accessed through a pair of timber gates.

Location
The house enjoys a delightful setting in the heart of the village next to the historic church and is within a stones throw of the excellent range of local facilities available, which include a very well-regarded primary school, service garage and petrol station, thriving public house, church, doctors surgery and local shop with post office. Excellent access is gained to the A14 dual carriageway, linking the east coast ports, Bury St Edmunds, Newmarket, Cambridge and London via the M11 motorway. The nearby market town of Stowmarket provides a good range of facilities and a rail link to London's Liverpool Street station.

Directions
When entering Bacton from the direction of Haughley/Stowmarket, continue into the village, passing the Bull Public House, and the house will be found a short distance further on the right just after the church.

3 What Words //fussy.share.inner

- Much improved grade II listed house dating back to c1600
- Delightful landscaped gardens providing a good degree of privacy
- Parking for up to 7 vehicles
- Double bay cartlodge garage, lock up store and workshop
- Beautifully presented retaining a wealth of original features
- Stunning heavily timbered sitting room with huge Inglenook fireplace
- Family room, snug, study
- Well equipped kitchen/dining room, utility, cloakroom
- Four bedrooms, family bathroom
- Two large attic rooms

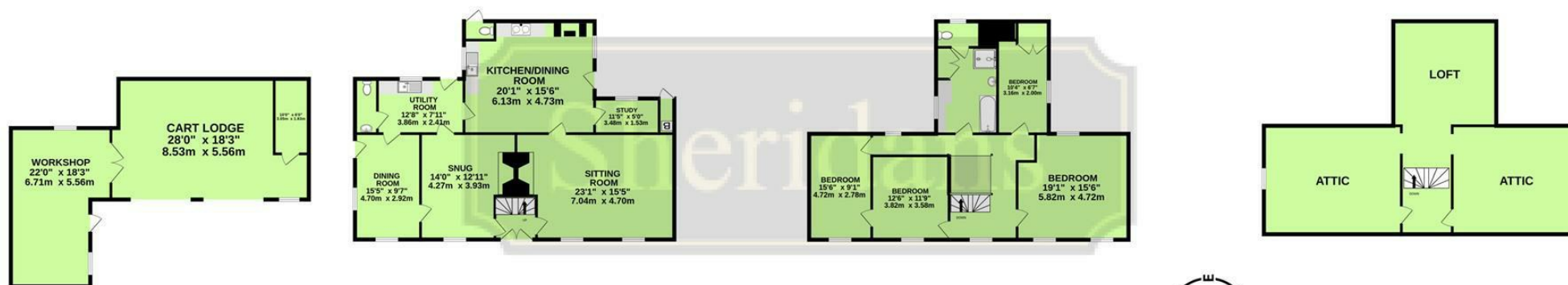
Services
Mains electricity, water and drainage. Oil fired radiator central heating.
Council Tax Band: West Suffolk Band - F
Broadband speed: Up to 76 mbps available (Source Ofcom)
Mobile phone signal for: EE, Vodafone and O2 (Source Ofcom)
Flood Risk: Very Low



GROUND FLOOR

1ST FLOOR

2ND FLOOR



TOTAL FLOOR AREA : 2476sq.ft. (230.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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