



The Crown
Church Lane | Bedfield | Suffolk | IP13 7JJ

Untapped Potential



Dating back more than 500 years, this Grade II listed detached former village pub occupies a peaceful position along a no-through lane, surrounded by Suffolk countryside. Beneath its thatched roof, the accommodation retains period character, including exposed timbers, open fireplaces and the original bar. Three bedrooms are complemented by generous ground floor living spaces, with scope to reconfigure (subject to planning). Outside, approximately half an acre (STMS) comprises lawned gardens, a wildlife pond, garage and off-road parking. Offered chain free, this property combines a rural setting with convenient access to nearby towns.



KEY FEATURES

- Grade II listed former public house dating back to the 15th century
- Three bedrooms and multiple reception spaces
- Exciting potential to sympathetically update and enhance
- Wealth of original features including exposed timbers and fireplaces
- Set within approximately half an acre of grounds
- Peaceful, rural position along a quiet no-through lane
- Well placed for nearby Framlingham, Debenham and Woodbridge
- No onward chain

If walls could talk, this property would have more stories than most. Dating back more than 500 years, this Grade II listed former public house is a fascinating slice of Suffolk history, complete with a thatched roof, substantial timberwork and open fireplaces.

Character On Tap

Believed to date from around 1480-1500, the house was standing during the Tudor period and has spent a considerable part of its long life welcoming locals through its doors. The current owner's parents ran The Crown as a pub for around 30 years before its eventual change to residential use. Now chain free and extending to approximately 2,160 sq ft, it presents its next owner with a rare opportunity to take a characterful building with a remarkable past and take it forward.



KEY FEATURES

Step Inside

There is no attempt to pretend this is a pristine, finished country house. Some investment and updating are required, but that is part of its appeal. The bones, history and space are already here; the fun part is deciding what to do with them.

The ground floor still bears plenty of reminders of its former life. The sitting room is a wonderfully characterful space, with exposed timbers marching across the walls and ceilings, traditional tiled flooring and a substantial brick fireplace creating a natural focal point. The adjoining former bar remains in situ too - certainly a talking point and perhaps the ultimate answer to the question of whose round it is. A separate reception room provides another generous living space, giving a future owner the flexibility to create more defined sitting and dining areas if preferred.

The kitchen is fitted with extensive timber cabinetry and adjoins a useful utility room, while an adjoining workshop/storage area adds yet more practical space.

Elsewhere, the building's pub heritage presents some intriguing possibilities. The former ladies' and gents' toilets remain, together with a substantial storage area. Subject, of course, to the necessary planning consents, there is potential to rethink this section of the property, perhaps incorporating it into the main accommodation or exploring the possibility of creating a more independent annexe-style area.







KEY FEATURES

This is a property where imagination will be rewarded. Rather than squeezing a modern lifestyle into somebody else's finished scheme, there is room here to decide for yourself how this extraordinary old building should work. There is plenty for a new owner to draw on, retaining the features that tell the story of the property while adapting the accommodation to suit modern life. Today, the building has exchanged last orders for family life, but much of the atmosphere that made it such a memorable village landmark remains.

Exploring Upstairs

Climb the stairs and the character continues with three bedrooms arranged across the first floor, alongside the family bathroom. For the age of the property, the bedrooms are a good size and bedrooms two and three benefit from walk in wardrobe space that can be shelved to accommodate even the most enthusiastic clothing collector. A bathroom serves the bedrooms and useful storage completes the first-floor arrangement.

Step Outside

The property occupies approximately half an acre (STMS) and its position is one of the features its current owner says will be the hardest to leave behind. Set along a quiet no-through road leading towards the village church, passing traffic is minimal and the soundtrack is decidedly rural. In the owner's words, there is 'no hum of traffic or background noise' and instead, mornings tend to begin with the dawn chorus.

















KEY FEATURES

The predominantly lawned grounds wrap around the house, with mature trees, hedging and planting helping to give the property an established feel. Beyond are open fields, reinforcing the sense that this is a home that is fully immersed in the Suffolk countryside.

There is a substantial pond which attracts muntjac deer, kingfishers and wild ducks. The owner also keeps a few chickens, so the chicken sheds and runs are a useful addition for anyone who fancies fresh eggs with their morning coffee. A garage is complemented by extensive off-road parking, another useful reminder of the property's former life as a village pub, with plenty of room once reserved for customer's cars.

About The Area

Bedfield is a small rural Suffolk village surrounded by open countryside, yet it has a surprisingly active community. The village has its own primary school, church, children's play area, sports field, tennis court and Community Hub, with the latter providing a focus for local events and activities.

For anyone who likes to explore on foot, horseback or two wheels, the surrounding countryside is threaded with rural lanes, footpaths and bridleways, making it easy to enjoy the landscape. Neighbouring Earl Soham provides a traditional village pub in The Victoria, known for its locally brewed beer and food.









KEY FEATURES

How Far Is It To....

Bedfield sits approximately five miles from both Framlingham and Debenham, putting two pretty Suffolk market towns within easy reach for shops, cafés and everyday amenities. Framlingham has a good selection of independent shops, places to eat and a popular twice-weekly market, with its historic castle providing one of the town's best-known landmarks, while Debenham provides a useful range of local shops and services.

Stowmarket is approximately 15 miles away and is particularly useful for its mainline railway station, with direct services to London Liverpool Street taking around 80 minutes, as well as supermarkets and a broader choice of amenities. Ipswich lies some 16 miles away, providing a wider choice of shops, leisure facilities and services.

The pretty town of Woodbridge (16 miles) is within comfortable driving distance, with independent shops, restaurants and riverside walks along the River Deben. The wider county opens towards the Deben Valley and Suffolk Heritage Coast, bringing attractive countryside, riverside villages and popular coastal destinations within reach. The A1120 provides useful connections towards the A12 and A14, linking the property with the county's principal road network.



INFORMATION



What Three Words Location

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Services, District Council and Tenure

Mains electricity, water & drainage

LPG Central Heating

Broadband - Fibre to the cabinet, Ultrafast available

Mobile Phone Reception - Average/Good

Visit www.ofcom.org.uk to check

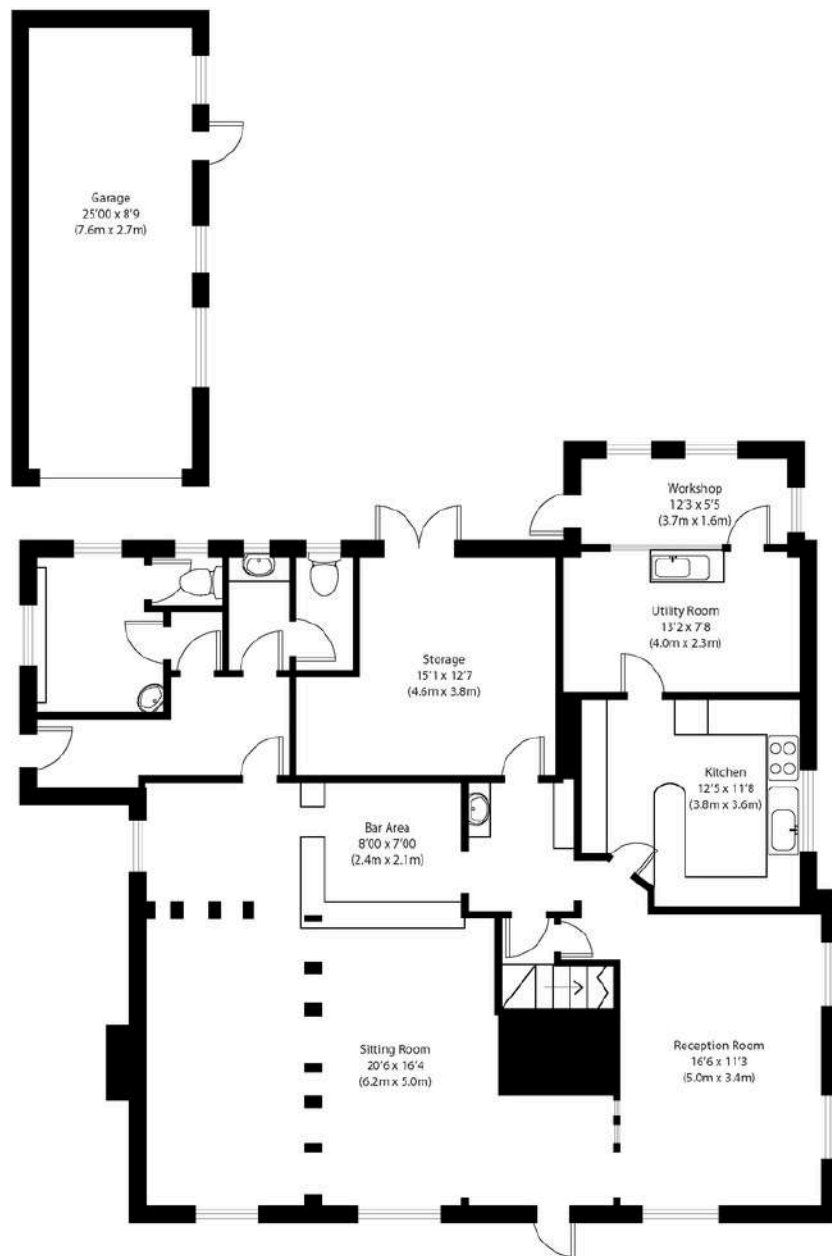
Mid Suffolk District Council - Band F

Tenure: Freehold

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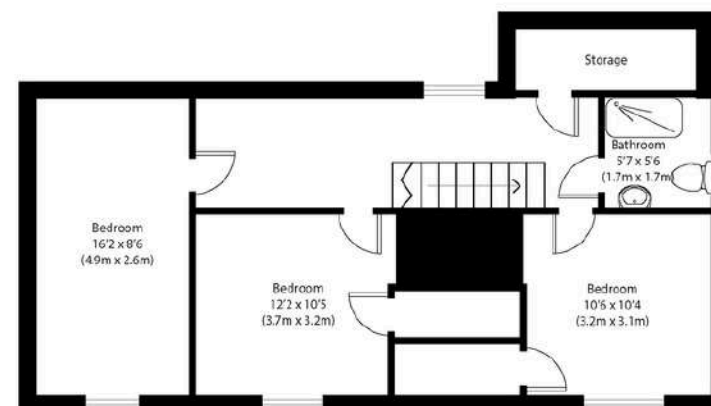
Approximate Gross Internal Area
Main House 2160 sq ft (201 sq m)

Garage 220 sq ft (20 sq m)

Total 2380 sq ft (221 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

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THE FINE & COUNTRY
FOUNDATION

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