



Mill Street

Stowupland

Offers IRO £635,000

LACY SCOTT  
& KNIGHT

est. 1869

# Orchard House

Mill Street | Stowupland | Stowmarket | IP14 5BJ

Stowmarket Railway Station 1 mile, Bury St Edmunds 15 miles,  
Ipswich 11 miles

Perfect example of tranquil pastoral perfection in this 4 bedroom Grade II listed family home arranged under an adorable thatched roof and set in its own private grounds of just under an acre and is within four minutes of Stowmarket station, from where trains reach London Liverpool Street in just over an hour.

A Delightful Grade II Listed 16<sup>th</sup> Century Farmhouse | 3 Reception Rooms | 4 Bedrooms | En Suite Bathroom | Shower Room | Cloakroom | Conservatory | Modern Fitted Kitchen/Breakfast Room | Utility Room | Charming Period Features | Detached Barn Measuring Approx 900sqft | Grounds Extending To 0.86 Acres (STMS) | Access To Stowmarket Mainline Station | 2,427sqft Of Living Space | EV Charger Fitted 2024 | Brand New Worcester Bosch Boiler

## Orchard House

"I fell in love with it as soon as I saw it", says the owner, and the immediate appeal of this 16<sup>th</sup> Century English farmhouse is impossible to deny. Rendered in a pale Suffolk pink and with a pretty eyebrow window peeping out of the thatch, it's bound to be love at first sight for any future owner. The wow factor indeed begins on the drive. The house is set well back from the road, right in the middle of its plot, meaning privacy, seclusion and a sense of being separated from everyday life. Being able to retreat to this tranquil haven after a day in the city is what the owner has enjoyed the most. A large drawing room belies the bijou exterior of this house. This is a lofty space whose height is due to the removal of an upper floor, according to Historic England. There is more than enough space to divide the room into separate areas - indeed currently it is home to a pool table as well as a seating area around the large inglenook with a fitted and renewed gas fire in the hearth. Dramatic beams across the walls, some interestingly curved, display the building's ancient structure though, due to the high



unbeamed ceiling, they do not dominate. It is a wonderful space, filled with light from the south and west. When a smaller, cosier space is required, the snug across the hall fits the bill perfectly. Beams on the ceiling, but not the walls, add a sense of enclosure while retaining the lateral dimensions, and a Victorian fireplace with gas coal fire provides a cosy focus. A Sunny Space a large dining room leads directly into a beautiful sunny conservatory, a fine example of its kind. It's splendidly substantial while also light and airy. French doors leading to the garden deliver that desirable indoor/outdoor living feeling. With its views down the garden, it's no wonder this is the owner's favourite spot. A bright and beautifully appointed modern kitchen admits light on three sides. Wide cream units line the walls and set off a dramatic glass splashback. A picture window looks into the conservatory,

bringing a feeling of openness and connection. A utility room is conveniently located just off the kitchen. Upstairs and downstairs the principal bedroom is downstairs, making single storey living an option. This is a generous size with views of the garden. Attached is a spacious and bright bathroom with bathtub and shower stall. Windows on two opposite walls to the east and west ensure it is always filled with light. Upstairs on the first floor are two further bedrooms, each a good size, one with a large walk-in closet, the other with under-eaves storage. Another loft storage room is accessed from the landing. Up here is also a shower room with an airing cupboard. All in all, there is a welcome amount of storage space. A fourth bedroom is downstairs and currently used as a home office with high quality fitted office furniture and superfast broadband.

### Outside

Outside in a separate building - a former stable block - is a large barn with three additional storerooms. Currently, it houses garden machinery but there is plenty of potential for conversion to something else (subject to planning consent). The garden is nicely divided into "rooms". Immediately behind the house is a large grassy area, beyond which is an impressive pond with an attractive brick surround and small terrace from where to sit and spot the pond's inhabitants. Adjacent is a rose garden growing over an elaborate walkway of trellises. Yet further down the garden is an expansive area with a summer house and a treehouse. It is a magical place for children or grandchildren to play.

**Local Authority** - Mid Suffolk District Council - Band F.

**Broadband Speed** - Superfast Predicted of 49 Mbps.

**Mobile Coverage** - Likely (source Ofcom).

**Services** - Mains electricity, water & drainage. Gas CH. EV Charger Fitted 2024

**Tenure** - Freehold.

### Location

Stowupland with its two pubs, lively village hall, schools (primary and high), supermarket and independent butchers is but a few minutes' walk. Stowmarket is a couple of minutes further away with more supermarkets, cinema, The John Peel Centre for Creative Arts, renowned Youth Centre - The Mix. From here are fast and regular connections to Norwich or London. The A14 is a couple of minutes away from where either Ipswich or Bury St Edmunds can be reached in approximately 20 minutes.

**Directions** - From Stowmarket or J50 of the A14 proceed into Stowupland via the A1120. Turn left before the garage onto the B1115, then almost immediately turn left again into Mill Street, where the property will be found after a short distance on the left.

**what3words** - showering.bunch.transmits

**Agents Notes** - White goods have been replaced in the last 6 months (to be left). Flat roofs replaced in the last 2 years. Porch & barn tiles cleaned & refitted in the last 2 years. Brand new Worcester Bosch Boiler and flushed central heating system. External painting completed every 2 years. Electrical certificate & thatch condition report (excellent) obtained in last 3 years. CCTV & maintained Fire & Burglar Alarm.





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## Orchard House Mill Street, Stowupland, Stowmarket, IP14

Approximate Area = 2427 sq ft / 225.5 sq m

Limited Use Area(s) = 18 sq ft / 1.6 sq m

Outbuilding = 945 sq ft / 87.8 sq m

Total = 3390 sq ft / 314.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © redhouse 2020. Produced for Lucy Smith & Knight. REF: 1244950



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