



Stone Street, Crowfield, Suffolk, IP6  
9SZ  
Guide Price £750,000 to £800,000

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- Exceptional Barn-Style Family Home
- Three Double En-Suite Bedrooms
- 23ft Triple Aspect Sitting Room
- Separate Study
- 24ft Open Plan Kitchen/Dining/Family Room
- Utility Room
- Ground Floor Family Bathroom
- Three En-Suite Shower Rooms
- Master Bedroom with Juliet Balcony & Dressing Area
- Ample Off-Road Parking
- Double Garage & Workshop
- Extensive Front & Rear Gardens
- Backing onto Farmland

This exceptional barn-style family home, beautifully designed and finished to an exacting standard, occupies a delightful position in the heart of the charming village of Crowfield, surrounded by the rolling Suffolk countryside. 'Rest Cottage' is rich in bespoke features and offers beautifully light, spacious and versatile accommodation throughout. Backing directly onto farmland, the property further benefits from a double garage and workshop, ample off-road parking, and generous gardens to both the front and rear.

The accommodation comprises a welcoming reception hall with bespoke staircase, magnificent 23ft triple aspect sitting room with a wood-burning stove, stylish ground floor bathroom, impressive 24ft open plan kitchen/dining/family room, study, and utility room. On the first floor, a galleried landing with a vaulted ceiling leads to three well-proportioned double

bedrooms, each enjoying the benefit of an en-suite shower room. The principal bedroom further features a dressing area and a Juliet balcony.

The delightful village of Crowfield lies approximately 8 miles north of Ipswich which provides direct rail links to London Liverpool Street station and the village itself offers local amenities including a village hall, church, and recreational ground with a village shop located in the nearby village of Coddenham. Surrounding Crowfield are beautiful walks through the stunning Suffolk countryside.

**Outside - Front:** 'Rest Cottage' is set well back from the road and approached via a five-bar gate which opens onto a gravel driveway providing ample off-road parking in front of the double garage. The generous garden is extensively laid to lawn with bushes and fruit trees and is enclosed by



mature hedging and retaining wall. There is an attractive portico-style porch with large entrance door.

**Reception Hall:** 14'4" x 10' (4.37m x 3.05m)

The welcoming reception hall has a porcelain-style tiled floor with underfloor heating, ceiling inset spotlights, bespoke steel and timber turning staircase rising to the first floor, and solid oak doors providing access to the living room, bathroom and kitchen/dining/family room.

**Living Room:** 23'4" x 14'8" (7.1m x 4.47m) The magnificent triple aspect reception room boasts three large windows allowing huge amounts of natural light to flood in with a set of French doors opening out to the side aspect. The living room has a wood-burning stove with solid slate hearth, media wall, bespoke handmade built-in book shelving, wood-effect floor, and ceiling inset spotlights.

**Family Bathroom:** 10' x 8'2" (3.05m x 2.5m) A stylish three-piece suite comprising a panel

enclosed bath with shower over and pivot shower screen, low-level WC and vanity hand wash basin with cupboards beneath. The bathroom also has a chrome heated towel rail, tiled floor, ceiling inset spotlights, and an opaque window to the side aspect. **Kitchen/Dining/Family Room:** 24'5" x 16'5" (7.44m x 5m) The kitchen is fitted with an extensive range of contemporary J-Pull cupboards and deep pan drawers with quartz work surface and upstands. There is a large centre island with stepped quartz work surface incorporating a square stainless-steel sink with boiling water tap and black glass ceramic hob with a stainless-steel and glass extractor above. Beneath the island are J-Pull cupboards and pan drawers with space for an undercounter appliance. Integrated appliances include a dishwasher, two fan assisted ovens, microwave, and combination oven and grill, with space for



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an American-style fridge freezer. Within the kitchen are ceiling inset spotlights.

The dining/family area has French doors opening out to the rear garden and are flanked by glass panels with a window to the side aspect and ceiling inset spotlights. Solid oak doors provide access to the office and utility room.

**Office:** 11'5" x 6'7" (3.48m x 2m) The office has a range of J-Pull cupboards, wood-effect floor, and a glass block window through to the utility room.

**Utility Room:** 12'9" x 6'7" (3.89m x 2m) The utility room has J-Pull base units with quartz-effect work surface over incorporating a square stainless-steel sink with water softener and drinking water tap. There is space for a washing machine and tumble dryer, glazed-tiled floor, ceiling inset spotlights, and glass block window through to the office. A window and door open out

to the rear garden with a further door leading to the integral garage.

**Galleried Landing:** The landing as a vaulted ceiling with four Velux rooflights allowing huge amounts of natural light to flood in. There are two radiators, two reading nooks, and solid oak doors providing access to the bedrooms.

**Master Bedroom:** 18'6" x 16'8" (5.64m x 5.08m) The stunning principal bedroom is complemented by a set of French doors which open onto a Juliet balcony offering far-reaching views across the rear garden and fields beyond. Windows to the rear aspect and two Velux rooflights provide further light. The bedroom also features deep eaves storage cupboards, two radiators, ceiling inset spotlights, and opens through to:

**Dressing Area:** 6'9" x 6'2" (2.06m x 1.88m) Within the dressing area are fitted full-height wardrobes with shelving and



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hanging rails set behind mirrored sliding doors, and a door leads to:

**En-Suite Shower Room:** 9'1" x 6'9" (2.77m x 2.06m) A stylish three-piece suite comprising a corner shower enclosure, low-level WC and vanity hand wash basin with large drawer beneath. The en-suite also has a chrome heated towel rail, eaves storage cupboards, ceiling inset spotlights, and a Velux window.

**Bedroom Two:** 10' x 9'1" (3.05m x 2.77m) The good size en-suite guest bedroom has two Velux windows, a radiator, ceiling inset spotlights, and built-in double wardrobe with shelf and hanging rail. A door leads to:

**En-Suite Shower Room:** 9'1" x 5'5" (2.77m x 1.65m) A stylish three-piece suite comprising a corner shower enclosure, low-level WC and vanity hand wash basin with drawer beneath. The en-suite also has a chrome heated towel rail, and an opaque window to the front aspect.

**Bedroom Three:** 10' x 9'1" (3.05m x 2.77m)

The good size en-suite guest bedroom has two Velux windows, a radiator, ceiling inset spotlights, and built-in double wardrobe with shelf and hanging rail. A door leads to:

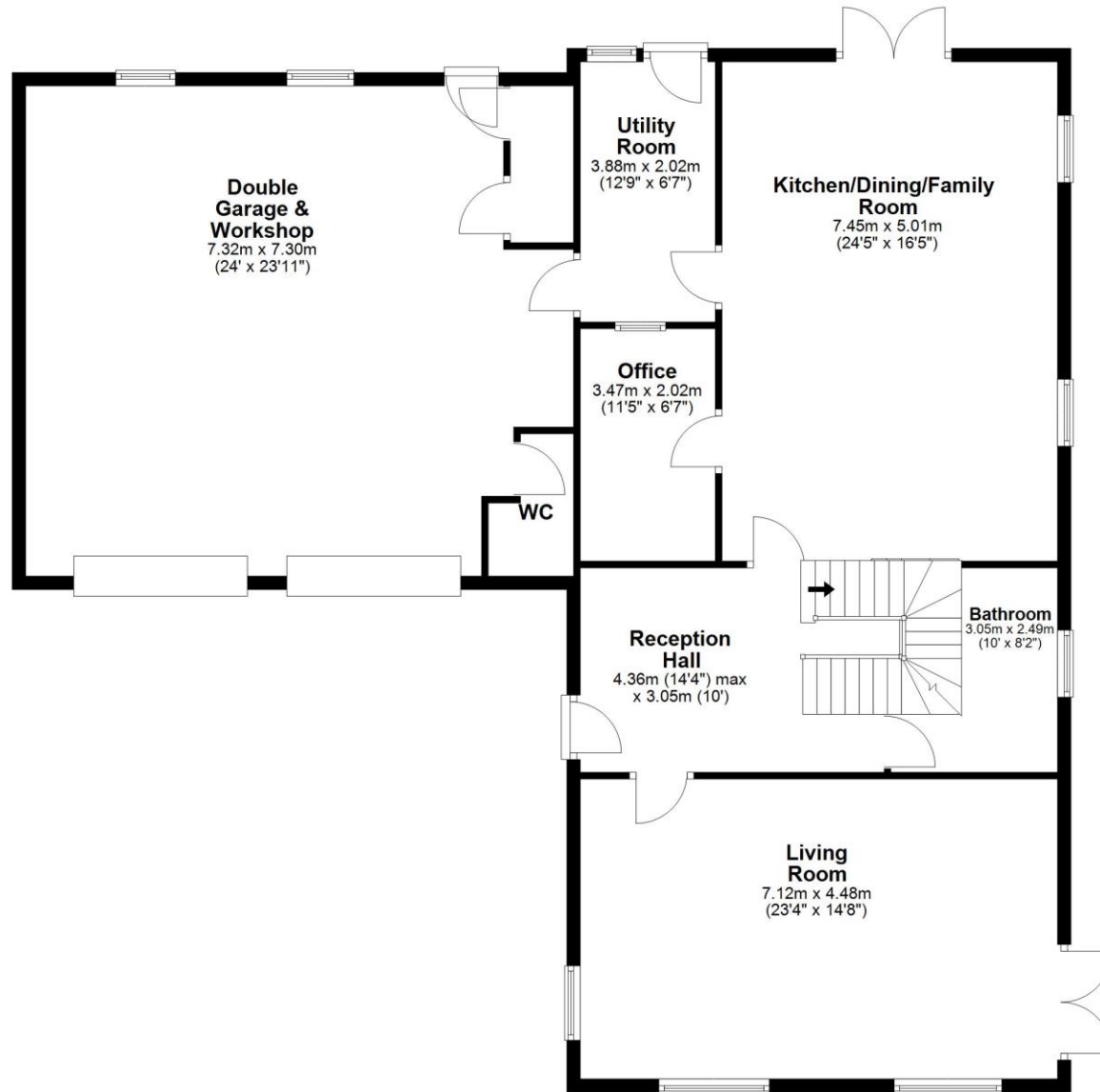
**En-Suite Shower Room:** 9'1" x 5'5" (2.77m x 1.65m) A stylish three-piece suite comprising a corner shower enclosure, low-level WC and vanity hand wash basin with drawer beneath. The en-suite also has a chrome heated towel rail, and an opaque window to the front aspect.

**Double Garage & Workshop:** 24' x 23'11" (7.32m x 7.3m) The garage has two electrically operated roller doors providing vehicular access to the front with a pedestrian door opening out to the rear garden. There are two windows to the rear aspect, built-in oil-fired underfloor heating system, fluorescent lighting, and a door leading to:

**Cloakroom:** A two-piece suite comprising a close-couple WC and vanity hand wash basin with cupboard beneath, along with a

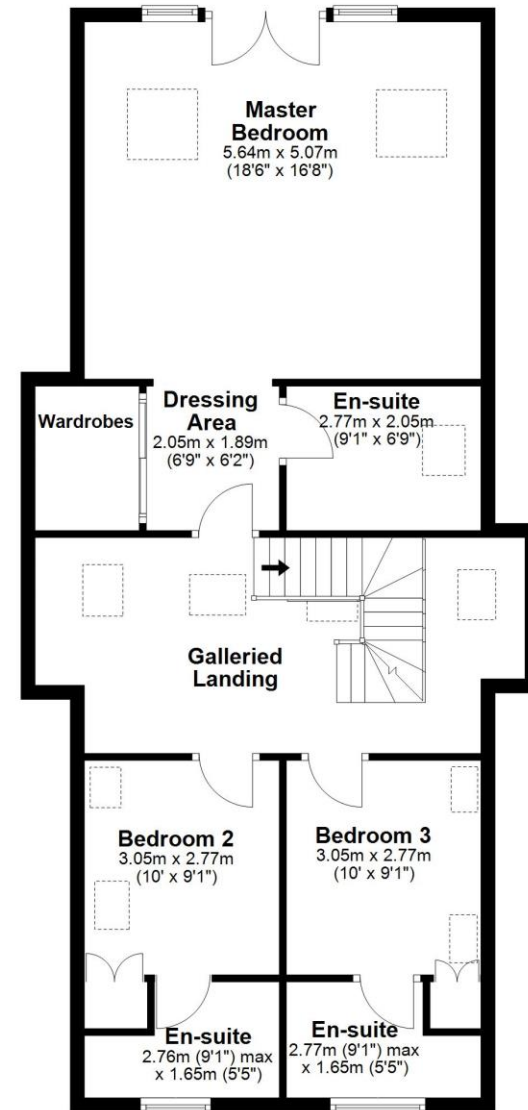
### Ground Floor

Approx. 144.0 sq. metres (1550.4 sq. feet)



### First Floor

Approx. 90.4 sq. metres (973.1 sq. feet)



Total area: approx. 234.4 sq. metres (2523.5 sq. feet)

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### Attributes

3 Bedrooms, 4 Bathroom, 2 Reception,

EPC Rating: C

Council Tax Band: C



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