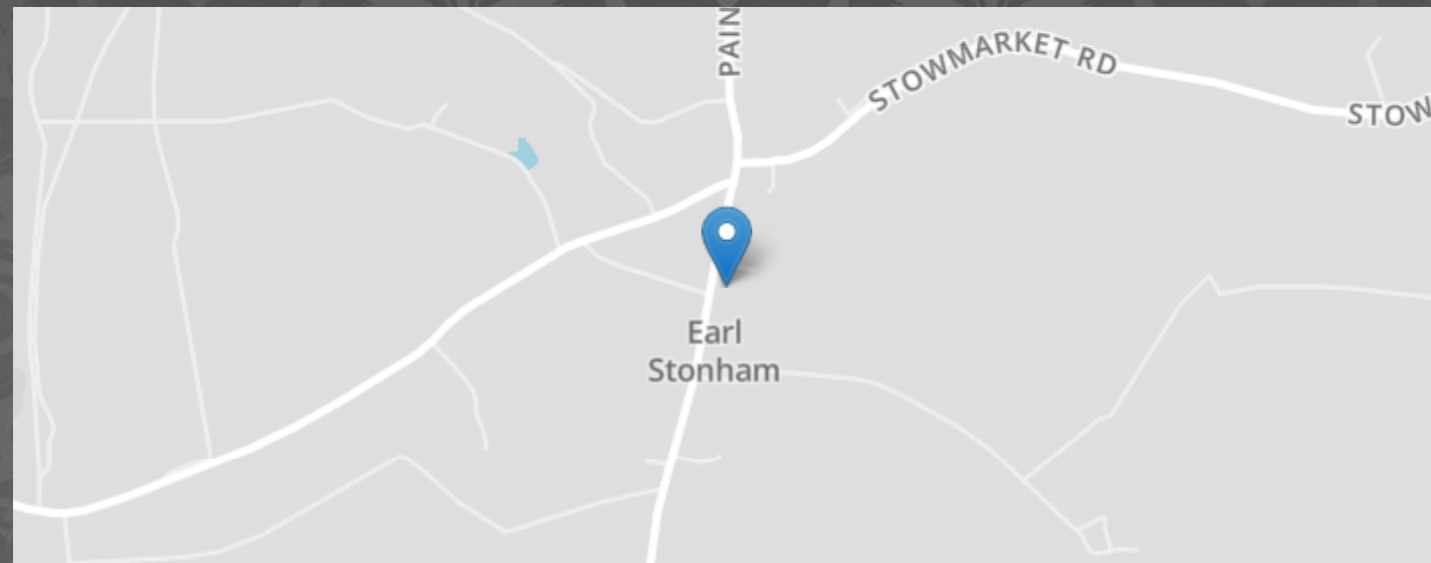


Norwich Road, Earl Stonham, Stowmarket



MARKS & MANN



- NO ONWARD CHAIN
- RURAL SETTING
- LARGE OUTBUILDING
- AMPLE OFF-ROAD PARKING
- GRADE 2 LISTED
- CHARACTER PROPERTY
- AGA OVEN
- THATCHED FARMHOUSE
- EXPOSED BEAMS
- NEAR ACRE PLOT

Norwich Road, Earl Stonham, Stowmarket

NO ONWARD CHAIN

A rare opportunity to own this STUNNING 15th century DETACHED farmhouse with FOUR DOUBLE BEDROOMS and period features throughout including EXPOSED BEAMS and an AGA oven. This THATCHED property boasts an impressive near ACRE of garden with a large outbuilding and ample OFF-ROAD PARKING.

MARKS & MANN

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£450,000 Offers in Excess of

Norwich Road, Earl Stonham, Stowmarket

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Entrance Hall

2.50m x 1.90m (8' 2" x 6' 3") A large welcoming entrance which is bright and airy and a perfect space for coats and shoes.

Utility Room

3.65m x 1.83m (12' 0" x 6' 0") A large separate space from the kitchen providing further built-in storage, wash basin and has plumbing for a washing machine and space for a dryer. Windows to the side, large tiled flooring.

Downstairs Cloakroom

Equipped with WC.

Kitchen

5.90m x 3.66m (19' 4" x 12' 0") Farmhouse style kitchen offering exposed beams, fitted floor and overhead units, with a large cream AGA oven. There is plumbing for a dishwasher and space for large fridge/freezer. The kitchen has a large ceramic butler sink which overlooks the front of the property. Tiled flooring throughout with spotlights and cream décor providing a charming character feel.

Hall

2.10m x 2.96m (6' 11" x 9' 9") A wide space separating the downstairs bedroom from the lounge/diner with access to the study underneath the staircase. Exposed beams throughout.

Living Room

9.11m x 4.68m (29' 11" x 15' 4") A very generous size with large dual aspect windows providing lots of natural light throughout, the living room also offers recently updated carpet and refreshed décor. Space for a large lounge set and dining table. Double doors at the end of the lounge lead out onto the side of the property from which you can access both the front and rear gardens. Perfect to have open on a summers day.

Study

2.36m x 1.30m (7' 9" x 4' 3") An ideal space for a desk and office setup with garden views or this area could be used for further storage space if desired.

Bedroom Two

2.81m x 4.40m (9' 3" x 14' 5") This double bedroom located on the ground floor offers a large space fit for a double bed and additional storage units with a good-sized in-built storage cupboard housing the main fuse board.

Bedroom Three

2.81m x 4.40m (9' 3" x 14' 5") A double bedroom with stunning field views from the window and exposed beams throughout. Plenty of space for a double bed and additional storage units. This room also has a wash basin and recently updated carpet. There is a secondary access point to the loft in this room.

Bathroom

3.01m x 3.34m (9' 11" x 10' 11") A well presented space with separate shower cubicle and double jacuzzi bathtub. This room also has a WC and wash basin. There is in-built storage (airing cupboard) housing the immersion tank with lots of space for towels and bedding. Large windowsill providing further storage space with a double window overlooking the front of the property.

Bedroom Four

3.50m x 3.34m (11' 6" x 10' 11") A double bedroom with stunning views across the garden and fields beyond. Space for a double bed and additional storage units. Carpet has been updated recently.

Main Bedroom

3.52m x 4.26m (11' 7" x 14' 0") A large double bedroom with an entrance hallway leading to the main part of the room. Double aspect windows with stunning views and natural light entering the room. Two large wardrobe units offering ample storage. Wooden flooring throughout. Main loft access within the entrance to the bedroom.

First Floor Landing

A large landing with split steps leading onto the third bedroom and main hallway with access to the family bathroom, bedroom four and the main bedroom. Two windows looking out to the west of the property showcasing the striking sunsets and field views.

Outside

The property sits on a near acre plot set in a rural landscape with field views surrounding. There is a large front garden with established trees and privacy hedges, there is also a greenhouse and shingle areas for seating. The rear garden offers a vegetable patch, established range of trees and fruit trees. The garden features a large outbuilding providing ample storage space. There is a good sized driveway with off-road parking for up to five cars.

Important Information

Tenure – Freehold.

Services – We understand that oil fired central heating, electricity, water and drainage are connected to the property.

Grade II listed.

Council tax band: D

EPC rating: N/A

Location

Stonham Aspal is a small yet well connected village with easy access to Norwich via the A140. Easy access to the A14 and is only a short drive to the towns of Ipswich and Stowmarket.

Close by is the vibrant hub of Stonham Barns offering a post office and village shop, golf and fishing facilities and a wonder of other local small businesses to explore.

This property falls under the Debenham High School catchment area which is a good Ofsted rating.

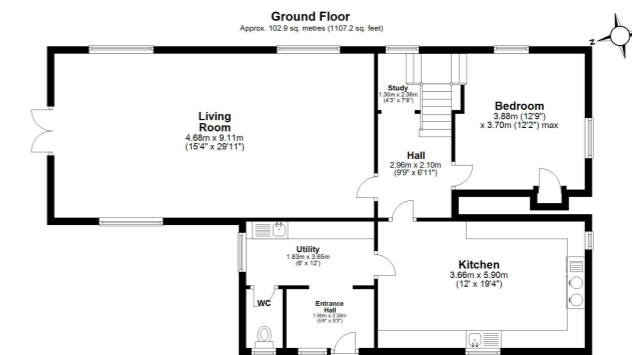
Stonham Aspal primary school is also close by and has an Ofsted rating of good.

Directions

Using a SatNav, please use IP14 5DN as the point of destination.

Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a



First Floor



Total area: approx. 161.5 sq. metres (1738.7 sq. feet)
Angel Hill Farm, Earl Stonham

The above floor plans are not to scale and are shown for indication purposes only.

