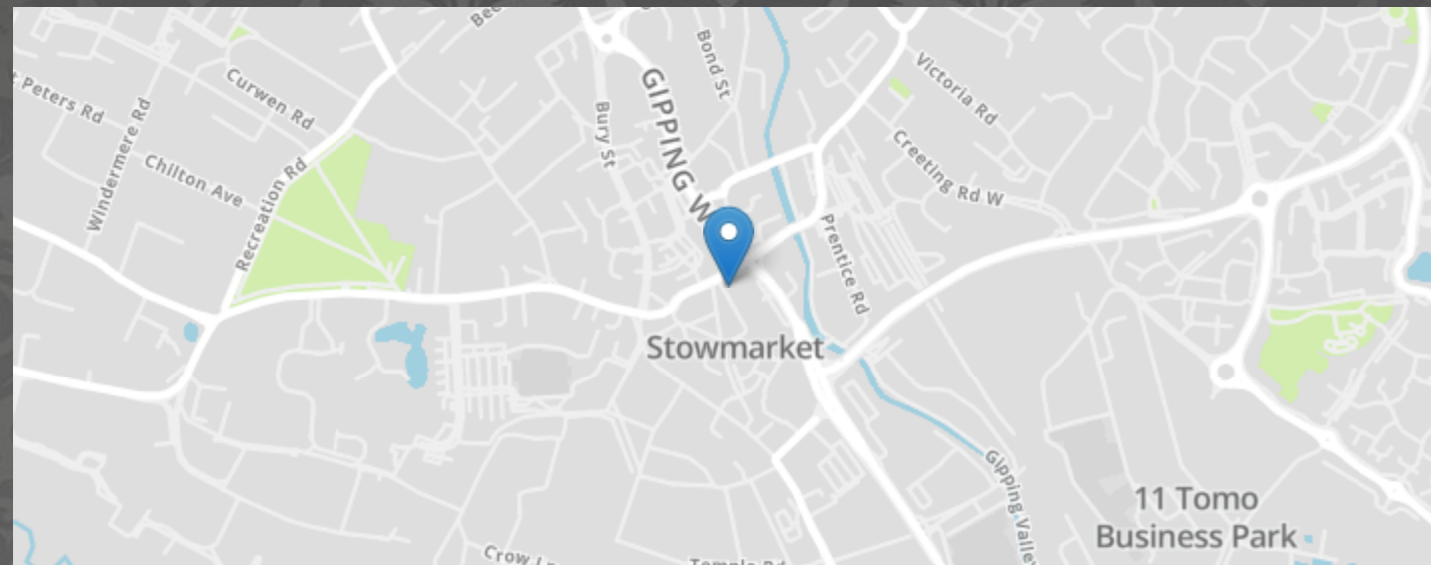


Station Road West, Stowmarket



- GRADE II LISTED
- TOWN CENTRE LOCATION
- CELLAR

- VERSATILE INTERNAL SPACE
- EIGHT BEDROOM THREE STOREY DETACHED HOUSE
- PERIOD FEATURES

MARKS & MANN

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contactstowmarket@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Station Road West, Stowmarket

Marks and Mann are proud to present to market this grade two listed, 17th century townhouse with one bedroom annex attached. An excellent investment opportunity this property boasts extensive, versatile internal space, period features, off road parking and a rear garden. On the ground floor the property comprises of two large reception rooms, ground floor bathroom, kitchen/diner, enclosed space to the rear and fire/sitting room. Dual staircases lead to the first floor which comprises of four double bedrooms and one single bedroom with a rear facing bathroom. The second floor contains a further four double bedrooms. The basement level comprises of two barrel cellars adjacent to one another and both accessible via the hallway.

Lynton House is a 17th century building, enlarged in the 18th century and refaced with brick in the 19th. It was the town house of the Tyrell family of Gipping Hall. This building is a short walk from Stowmarket train station and could have a variety of uses limited only by the imagination of any perspective buyer.

£750,000

Station Road West, Stowmarket

Main Building

Ground Floor

Comprising two large reception rooms to front, kitchen with adjacent utility room separate pantry and space for Aga. Large enclosed glass and timber structure space to rear. Fire room with large open fireplace to rear with access to garden. Access to first floor via primary and secondary staircases. Access to basement.

First Floor

Accessed via the main staircase or secondary staircase this floor encompasses 5 double bedrooms 4 to front and one to the rear. There are two bathrooms on this level one adjacent to the rear bedroom and one adjacent to the main staircase..

Second Floor

Accessed via the main and secondary staircases this floor encompasses four bedrooms three to the front and one to the rear with the rear bedroom having built in storage.

Basement

This floor is much older than the above building and encompasses two adjacent storage spaces beneath the kitchen accessed via the main hall.

Rear Garden

laid to lawn with patio and side gate large enough for vehicles. Disused brick water feature.

Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate. New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

School Admissions

To verify the school catchment area contact Suffolk County Council on 0845 600 0981. Purchasing a house in a certain area doesn't automatically guarantee a place at a school within the catchment area.

Council Tax Band

At the time of instruction the council tax band for this property is band F.

Station Road West, Stowmarket



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





Approximate total area⁰
1537.33 ft²
142.82 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only

GIRAFFE360

Floor 3



Floor 4

Approximate total area
954.74 ft²
88.7 m²

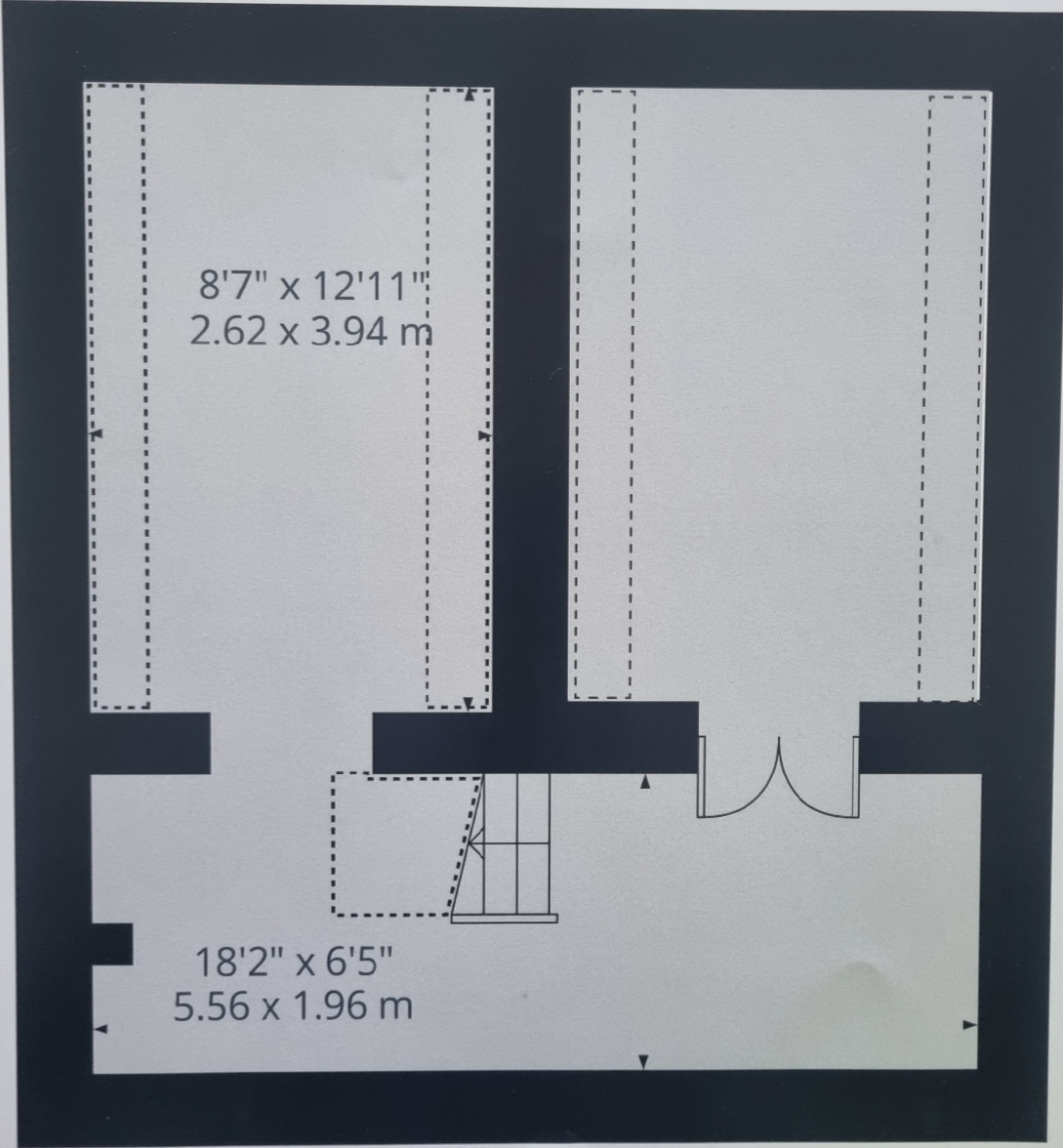
Reduced headroom
124.58 ft²
11.57 m²

Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This plan is for illustrative purposes only.

GIRAFFE360



Floor 0