



**The Old Bakery, 25 Front Street
Mendlesham, Suffolk**

**DAVID
BURR**



The Old Bakery, 25 Front Street, Mendlesham, Suffolk IP14 5RX

Mendlesham is a well-served and highly regarded village with a thriving community with good amenities including a public house, bakery/stores, post office, health centre, primary school, parish church and fish & chip shop. More comprehensive facilities can be found in the nearby town of Stowmarket, which lies just 7 miles to the southwest and the town of Diss, which is 10 miles to the north, both offering a regular mainline train service to London's Liverpool Street.

A charming four bedroom unlisted detached period house that displays a wealth of characterful features throughout and of particular note is the impressive brick fireplace with former bread ovens. The Old Bakery enjoys an enviable village position within this highly regarded area and is only a short distance from all of its amenities on offer. The property offers versatile accommodation throughout, along with an adjoining barn which affords garaging with storage to the ground floor and is complemented further by the immaculately manicured gardens that offer a wide variety of well stocked flowering borders. The property is also enhanced by off street parking.

A splendid detached period house that offers versatile accommodation to both floors and a beautifully well manicured rear garden.

Two entrance doors opening through to the snug and the other to the kitchen/dining room.

SITTING ROOM: 20'5 x 14'5 (6.2m x 4.4m). This wonderful double aspect room enjoys a brick fireplace with inset wood burning stove set upon a tiled hearth creating the main focal point of the room. Excellent display of exposed timbers and studwork. Suffolk latch door opening to the staircase rising to the first floor. Further door to;

OFFICE: 11'2 x 9' (3.4m x 2.7m). Currently utilised as a home office by the present owners, however would lend itself to a multiple of uses if so required. The focal point of the room is the former red brick chimney stack and bread ovens. Exposed timbers and studwork.

SNUG: 12'4 x 11'3 (3.7m x 3.4m). With attractive white brick flooring. External door to front. Front and rear aspect. Former brick fireplace.

KITCHEN/DINING ROOM: Divided into two distinctive areas with the *kitchen area* 11'6 x 10'1 (3.5m x 3m) being slightly raised and fitted with an extensive range of matching wall and base units under work preparation

surfaces that incorporate a double Butler style sink unit with mixer tap. Central matching preparation island. Space for Rangemaster cooker and fridge freezer. Opening to shower room and utility room. *Dining area* 16'1 x 14'3 (4.9m x 4.3m) with attractive brick flooring. Side door giving access to the designated off street parking. This area also enjoys the remnants of the red brick chimney stack with former bread ovens. Exposed timbers and studwork.

UTILITY ROOM: 5'6 x 5'2 (1.7m x 1.5m). External door opening to the rear grounds. Worktops with space underneath for washing machine and tumble dryer. Large built-in pantry cupboard housing the former water pump.

SHOWER ROOM: 8'4 x 7'5 (2.5m x 2.2m). Fitted with corner shower cubicle with rain head style shower, pedestal wash hand basin and W.C. Heated towel rail. Spotlights.

First floor

LANDING: Suffolk latch doors immediately to;

The Old Bakery, 25 Front Street, Mendlesham, Suffolk IP14 5RX

BEDROOM 1: 22'9 x 21'1 (6.9m x 6.4m). Being an excellent size and having triple aspect with picture window overlooking the delightful rear gardens. Exposed timbers. Built-in wardrobe. Eaves storage cupboard. Opening to;

BATHROOM: 14'1 x 6'6 (4.3m x 2m). A 'Jack and Jill' suite linking bedroom 1 and 2. Having a roll top bath, wall hung wash hand basin and W.C. Wood flooring. Double aspect to the rear and side.

BEDROOM 2: 14'2 x 13'7 (4.3m x 4.1m). Currently occupied as a bedroom, however being located off the bathroom would make an excellent study or large dressing area to accompany bedroom 1. Built-in shower cupboard. Rear aspect.

BEDROOM 3: 12'9 x 10'8 (3.9m x 3.2m). Located to the front of the property. Wood flooring. Display of exposed timbers and studwork.

BEDROOM 4: 10'2 x 10'1 (3.1m x 3m). Offering front aspect. Exposed timbers and studwork

Outside

The property immediately fronts onto the path, however there is a driveway located to the side affording off street parking and in turn leads to the property and adjoining **BARN** affording garaging and workshop. **GARAGE** 14'2 x 8' (4.3m x 2.4m) has side hung hinged doors and power and light connected and the **WORKSHOP** 14'4 x 12'6 (4.3m x 3.8m) has external door to the rear grounds. To the other side of the property is a half-height gate giving access to the rear grounds.

The rear gardens are a sheer delight and complements this delightful home. The gardens have been extensively cared for by the present owner and now boasts a large expanse of lawned area with central terrace ideally placed to enjoy warm summer afternoons. Further terrace area immediately abutting the rear of the property ideal for al fresco dining. The remainder of the

gardens have an abundance of well stocked flowering beds and established trees offering a degree of privacy and an idyllic setting.

SERVICES: Mains water, drainage and electricity are connected. Oil fired heating to radiators. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: Mid Suffolk District Council. Band E
EPC RATING: G

VIEWING: Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



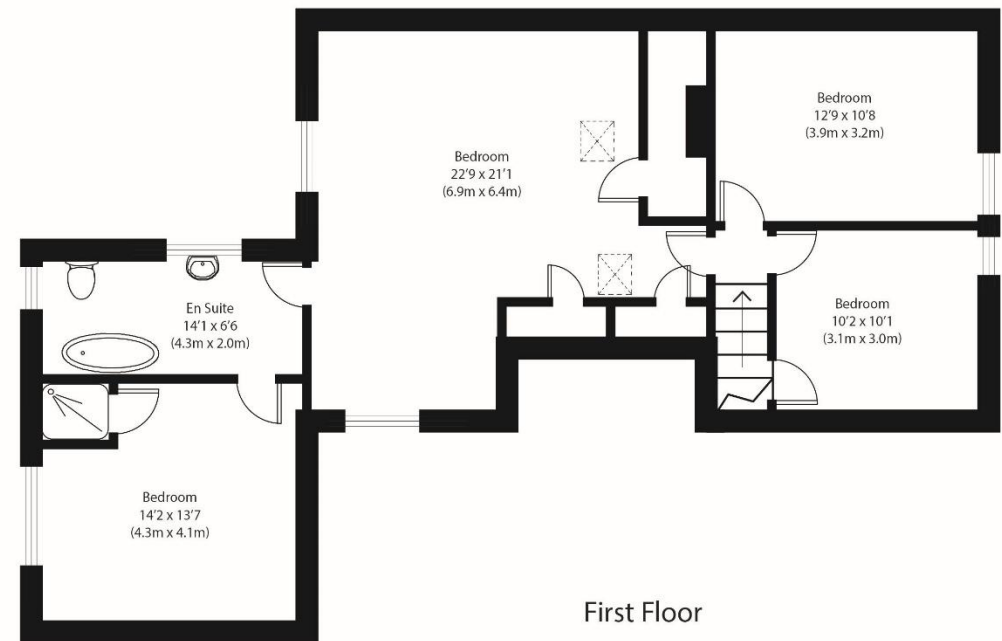
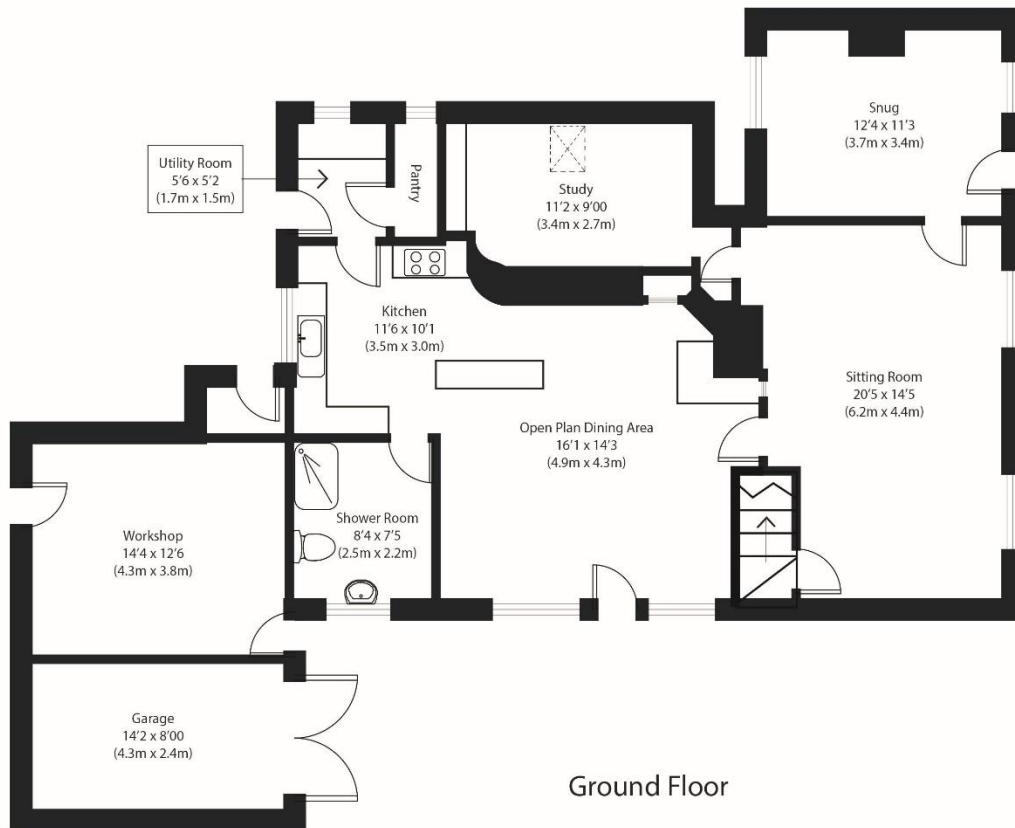
The Old Bakery, 25 Front Street, Mendlesham, Suffolk IP14 5RX



Approximate Gross Internal Area
2330 sq ft (216 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. copyright www.ojphoto.co.uk

DAVID
BURR



Offices at: Woolpit 01359 245245- Long Melford 01787 883144- Leavenheath 01206 263007 - Clare 01787 277811-Castle Hedingham 01787 463404

Newmarket 01638 669035 - Bury St Edmunds 01284 725525 - London 020 78390888 - Linton & Villages 01440 784346

