



Boyton Hall
Combs Lane | Stowmarket | Suffolk | IP14 3BL

SECLUDED MOATED FARMHOUSE



In the same family for well over a century, this large period farmhouse – over 5,000 square feet of it, presents an incredible project for an intrepid property renovator.

However, the current vendor has replaced windows, fascias and soffits already.

Thought to date back to the 17th century, the house displays numerous historic features, and there may well be more to uncover once you start work.

Three great reception rooms and a sun room, seven bedrooms, numerous attic rooms, and extensive grounds all await your vision!



KEY FEATURES

- A Large Moated Manor House, early 17th Century, situated in a Secluded Location near Stowmarket
- This is an Historic Home, but Not Listed and Requires Complete Renovation
- Currently used as Four Bedrooms and a Further Five Attic Rooms with a Large Attic Landing/Room and Two Bathrooms
- Four Reception Rooms, a Sun Room and a Cellar
- Large Kitchen/Breakfast Room and Separate Utility Room
- The Property sits in 1.75 acres of Land with a Moat and Pond
- There is Additional Land of up to 5 acres Available by Separate Negotiation
- The Property provides a Multi-Generational Living Opportunity as well as having Equestrian Potential
- Triple Garage with Driveway providing Parking
- The Accommodation extends to 5,053sq.ft
- Energy Rating: F

The house you see today appears to date to the early 17th century although little of its history is known for certain. There are several indications, however, that something was here long before the present building. The moat suggests an earlier occupation of the site, and the owners have heard it rumoured that there was once a monastery here. Indeed, the fishpond, or 'stew' – a medieval necessity when meat was forbidden for much of the year – would support that idea. The position, also – on a slight rise with far-reaching views – suggests something medieval and fortified. The history is tantalising and is sure to delight and intrigue lovers of period houses. Who knows what you'll discover once you look beneath the mid-century décor – in itself something to behold!

Step Inside

The vast rooms, wide doorways, several staircases and multiple servants' attic rooms – indeed the sheer size of the place – tell you that this house was built for, and lived in by, the local gentry. And the owners confirm this, stating that their family bought it from the squire in 1910. In the shape of a cross, the house centres on an enormous chimney stack 24 feet wide which serves four hearths on the ground floor and a further two on the first floor. Indicative of its age, the house has no main entry hallway, landing or central staircase. Instead, rooms lead one to another in a circular flow around the central stack. The original four rooms around this stack are all of a significant size, the largest of all 20 by 26 feet with a huge bay window looking over the garden. The owners, who were in the house since infancy, report that this room was at one time the farm dairy. Ballroom-like, this space requires not one but three pendant lights. A single structural beam spans the ceiling in here and most other rooms, though traces of wall beams in bedrooms suggest there may be more beneath recent plastering. And you'll certainly want to peek under the carpets to see what type of flooring is hidden and awaiting restoration.





KEY FEATURES

Character Within

The oldest room in appearance is the huge square kitchen. In here beams are still exposed on the ceiling and the large brick inglenook with its stout lintel looks as though it has warmed many a generation. A woodburning stove sits in the hearth. Whether earlier fireplaces remain behind some 20th century replacements in other rooms is still to be discovered, but there is a very fine classical marble fire surround in the west-facing sitting room which is likely early 19th century. Two further rooms on the ground floor are later additions – a sunroom or conservatory with windows along its south and west elevations, and a room in the southeast corner with some large built-in closets. There is also a cellar and a utility.

Explore Upstairs

Three separate staircases rise to the first floor where there are four large double bedrooms, two bathrooms and a separate WC. Stairs and a winding landing lead to three of these bedrooms while the fourth has its own staircase and could work like a separate suite. However you configure these bedrooms, you'll luxuriate in the seemingly endless space in these well-proportioned rooms. Another set of stairs leads to the cross-shaped attic floor where you discover five rooms and a very large landing - more like a room, radiate away from the central chimney stack. There's enormous potential up here for extra bedrooms, work-from-home space or hobby rooms (the owners report keeping trainsets up here) as well as storage. The ceilings up here may be sharply pitched, but the generous dimensions mean these rooms are all of a decent size.

Step Outside

Outside, approximately 1.75 acres (stms) are put to grass with some very mature shrubs, trees and a sunken garden. The moat and the pond almost entirely surround the house, adding to the privacy afforded by the half-mile-long drive. This drive is access only to the property and will not be owned by the property or its new owners. Further land of up to 5 acres is available by separate negotiation, offering equine potential.





























INFORMATION



On The Doorstep

This utterly secluded location is in fact less than five minutes from the bustle of Stowmarket, a busy market town with supermarkets, schools, cinema and the John Peel Centre for Creative Arts. Stowmarket has held an annual carnival for 60 years, with 2023 being celebrated as the 60th. Stowmarket also plays host to the music festival Stow-Fest, a live music open-air event that takes place annually at Chilton Fields. Connectivity from here to other urban centres is good. The town is on the main railway line between London and Norwich and reach Norwich in half an hour or London in just over an hour. The nearby A14 will get you to historic Bury St Edmunds in a little over 20 minutes and Ipswich in less than half an hour.

How Far Is It To

The town of Ipswich is around 14 miles south east of Stowmarket, with the historic market town of Diss found 18 miles to the north. The beautiful vibrant cathedral city of Norwich is approximately 37 miles to the north on the A140.

Directions

Proceed from the market town of Diss along the A143 onto the B1113 and head to Stowmarket. When you reach Stowmarket, at the roundabout take the 1st exit onto Gipping Way/A1308. Turn right onto Station Road/B1115 and continue to follow the B1115, pass over a hump back bridge and then turn left onto Combs Lane. Follow this road for around 0.25 of a mile and the drive leading to the property will be found on the right hand side clearly signposted with a Fine & Country For Sale Board.

What 3 Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app and use the following three words to pinpoint the exact location of the property - arena.emerald.headliner

Services, District Council and Tenure

No Central Heating, Mains Water, Private Drainage via Septic Tank

Mobile Phone Coverage -varies depending on Network provider

No Broadband Connected

Please see www.checker.ofcom.org.uk for Mobile/Broadband availability

Mid Suffolk District Council - Tax Band G

Freehold



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

Fine & Country Foundation, charity no. 1160989
Striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation



Follow us at Fine & Country
South Norfolk North Suffolk on



Fine & Country Diss
Navire House, Mere Street, Diss, Norfolk, IP22 4AG
01379 646020 | diss@fineandcountry.com

