



High Street, Debenham

Harrison Edge
Estate Agents



This historic Debenham property, part of a Wealden Range and Listed Grade II* offers versatile and extensive accommodation along with a meadow extending to approximately 0.2 Acres (0.08 Hectares). Extending to over 4500 Sq Feet this fully functioning elegant home offers tremendous opportunities for those seeking a home/business combination.

- Up to 6 Bedrooms
- 6 or 7 Reception Rooms
- Grade II* Listed
- Extensive Workshop & Storage space
- Off-Road Parking
- Meadow 0.20 Acre

Location

This prominent village is mentioned in the Domesday Book and is where weavers worked and Cromwell's soldiers' uniforms were made. It greets arrivals from Eye and north of the area with an array of Listed Buildings and is one of Suffolk's most attractive street scenes. Although technically a village, Debenham has facilities to rival many small rural towns not least Eye and Framlingham, Shops and businesses serve everyday needs along with related facilities such as Primary & High Schools, Health Centre, Vets, Dentist and Community Centre serving a wide age range creating this strong vibrant community. The picturesque village is further enhanced by the surrounding rolling countryside in this lovely part of Suffolk, well placed for access to the wider County. Roads to the main towns head off in all directions with good lanes providing shortcuts to those in the know. In addition to the road system a fifteen minute drive to Stowmarket will find the London Mainline rail services between Norwich and Liverpool Street/Stratford Eurostar along with being a hub for Peterborough and The Great Northern Railway line between Kings Cross & Edinburgh.

Description

The Weavers, No.1 High Street is a remarkable building which with adjoining neighbours forms an historic line of buildings defining this part of the village. Dating from the

14th Century, the building grew to the north culminating in a jettied cross-wing presenting an ornately decorated gable to the street. The flank wall alongside Water Lane features pargetting and is bordered by much coveted off-street parking space. Not surprisingly No.1 and its adjoining neighbour is Listed Grade II with the added * Star indicating it is one of Suffolk's special historic buildings. Internally, as one enters via the principal outer door between two classic shop windows, the timber frame is strikingly apparent having been widely exposed and now illustrating fine straight and close studding and notable ceiling timbers including a Dragon beam. The property is now regarded as fully residential however it takes little imagination to see the commercial potential of the ground floor should new owners have plans for returning Planning Usage to its former definition. In recent times the property has served as a Gallery and for many years a high class Antique shop. Back in history the building served as the upmarket village Grocers and Drapers.

Currently the fabulously presented interior is fully utilised combining various reception room spaces across two floors linked via three staircases. Bedroom numbers can vary depending on requirements as can the use of reception rooms. The layout really does suit the prospect

of living and running a business from home given the extremely comfortable nature of the first floor and its self-contained day and night facilities.

The current owners, having owned the property since 1999 have moved the property across to being a stylish and comfortable home and in addition to keeping on top of day to day and periodic maintenance have installed a Grant Spira Condensing Wood Pellet boiler supplying domestic hot water and radiators.

Sitting & Music Rooms: 18'1" (5.5) x 16'11" (5.16) and 22'3" (6.78) x 10'6" (3.2)

An impressive timbered room complete with Dragon beam and one of two former shop windows now secondary glazed as with the majority of principal window openings. The first of three staircases provides access to the first floor. Openings within the frame connect these spaces now serving as timbered reception room areas. Both areas have double radiators each equipped with thermostatic radiator valves. Approximate headroom to 8' (2.45m).

Dining Room: 23'6" x 14'8" (7.16m x 4.47m)

Well timbered and featuring a box window to Water Lane plus a further smaller window alongside. Two double radiators (TRV).

Utility Room: 9'10" x 8'1" (3m x 2.46m)

A useful laundry room but also a kitchen space should the ground floor have a more commercial use in the future. Fitted with stainless steel single drainer sink unit, work surface along with plumbing for washing machine. Wall cupboards. Window to the side along with internal window. Single radiator (TRV).

Cloakroom: Preceded by a separate area with pedestal wash basin and single radiator before leading through to the WC.

Studio: 50' x 13'6" (15.24m x 4.11m)

A large versatile space until recently used in part as a stylish Home Cinema having been lavishly draped in exotic Indian sari fabrics. Doorways lead off to an inner hall where a second staircase rises to the first floor in addition to access points from outside. 5 radiators each with thermostatic radiator valves are installed throughout.

Side Hall: With door to outside and further door to Boiler Room.

Stairs Hall: With door to outside and stairs rise to the first floor. Double radiator (TRV).

Boiler Room: Accommodating a Grant Spira 9-36 Kw Condensing wood pellet boiler with storage hopper, supplying domestic hot water and radiators. Double radiator. Hot water storage tank. The pellets are considered a renewable energy source, from wood waste and forest thinning products, greener than gas or oil.

Workshop: 19'8" x 13'9" (6m x 4.2m)

With a third staircase rising to the first floor. Certain workbenches will remain. A door leads through to a further space beyond.

Wood Store: 13'9" x 8'9" (4.2m x 2.67m)

With door to Water Lane and the River Deben watercourse.

First Floor Landing: Approached via the principal staircase a door leads through to the current Breakfast Room

Breakfast Room: 16'8" x 11'9" (5.08m x 3.58m)

Semi vaulted with exposed timbering to include mullion window. Double radiator. A doorway leads back to the Kitchen area along with an opening onto the first floor sitting room.

Sitting Room: 16'5" x 13'4" (5m x 4.06m)

Situated at the front of the property with window providing a good village outlook. Semi vaulted, the space has exposed timbers and faux fireplace complete with raised pamment hearth. Double radiator (TRV).

Study: 10'8" x 10'2" (3.25m x 3.1m)

With window to the front providing a village outlook. Double radiator (TRV).

Bedroom: 9'4" x 9'2" (2.84m x 2.8m)

Timbered and with window to the rear. Double radiator (TRV).

Kitchen: 8'3" (2.51) x 7'3" (2.2) plus 8'3" (2.51) x 7'3" (2.2)

Fitted with work surfaces extending across cupboard and drawer storage options, two double wall cupboards. Stainless steel single drainer sink unit. Built-in four ring hob with single oven. Appliance space. Exposed timbers. Windows to either side.

Hallway: Providing access through to the Bathroom along with through to the Snug. Built-in cupboard.

Bathroom: Fitted with a suite comprising panelled bath with shower attachment over, pedestal wash basin and low level wc. Dimplex downflow heater. Double radiator. Window to the side elevation.

Snug: 10'7" x 9'5" (3.23m x 2.87m)

Featuring a mullion window and further exposed timbering. Window to the side elevation. Double radiator (TRV). A doorway leads through to a stairwell and central staircase rising from the side hall and linking yet again the ground and first floors. Featuring a mullion window and further exposed timbering. Double radiator (TRV). A door leads through to the central stairwell and onto.....

Shower Room: Fitted with a suite comprising pedestal wash basin and low level wc plus tiled shower cubicle. Access to loft space. Electrically heated towel rail and further radiator.

Lounge: 25'3" x 13'11" (7.7m x 4.24m)

Light, spacious and airy with windows either side. Three double radiators each with thermostatic radiator valves.

Bedroom: 11' x 8'9" (3.35m x 2.67m)
Window to Water Lane. Single radiator (TRV).

Bedroom: 11' x 8'11" (3.35m x 2.72m)
With further window to Water Lane plus bank of wardrobes to one wall. Single radiator (TRV).

Bedroom: 19'7" x 14'3" (5.97m x 4.34m)
Arguably the principal bedroom and again featuring a semi vaulted ceiling and exposed timbering. Window to the side elevation. Two double radiators each with thermostatic radiator valves. A doorway leads to a third staircase providing this room with independence or privacy.

Outside: Weavers fronts the High Street with a side area of off road parking and space for sitting out along with developing the garden further either 'in the ground' or in pots. Gates to the front, retaining a car pull-in off the road and netting to the side fencing would make this space a secure dog space too. Beyond the property, off Water Lane which runs alongside, lies an area of meadow/garden to be included in the sale, laid to grass and extending to approximately 0.2 Acres (0.08 Hectares). This sizeable 'untouched' piece of land in the heart of the village yet discreet, also benefits from a Right of Way via the carriageway of the former Angel Inn just along the High Street, albeit presently overgrown and partially obstructed.

Services: The vendor has confirmed that the property benefits from mains water, electricity and drainage.

Mobile & Broadband: OfCom Mobile & Broadband Checker - paste the following link into your browser:
<https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=IP146QL&uprn=100091489668>

Wayleaves & Easements: The property is sold subject to and with all the benefit of all wayleaves, covenants, easements and rights of way whether or not disclosed in these particulars.

Important Notice: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Harrison Edge has no authority to make or give in writing or verbally any representations or warranties in relation to the property. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all the necessary planning, building regulation or other consents. Harrison Edge have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting any property. See also notes on Viewing below relative to Covid-19.

Postal Address: 1 High Street, Debenham, IP14 6QL

Local Authority: Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich IP1 2BX. Telephone: 0300 123 4000

Council Tax: The property has been placed in Band E.

Tenure & Possession: The property is for sale freehold with vacant possession upon completion.

Fixtures & Fittings: All items normally designated as Vendors fixtures & fittings are specifically excluded from the sale unless mentioned in these particulars.

Viewing: By prior telephone appointment with the vendors' agent Harrison Edge T: +44 (0)1379 871 563 07542 965 660

Agents Note: The property as with a number of properties in this part of the village suffered flooding following Storm Babet in October 2023. Works have been carried out since to restore the property.

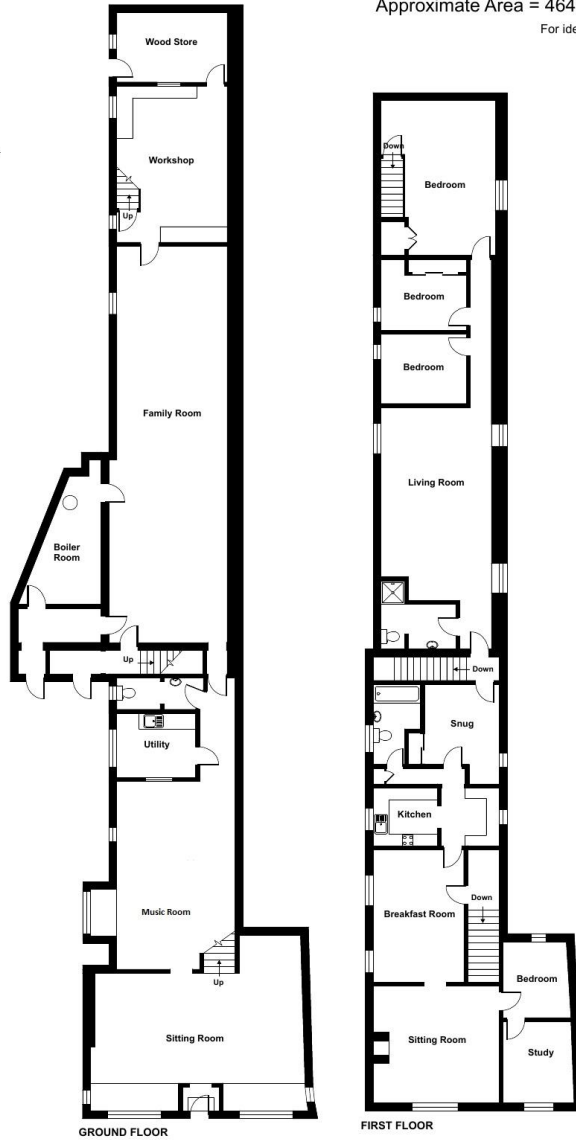
Flood Risk: For Flood Risk information paste the following Link into your Browser:
<https://check-long-term-flood-risk.service.gov.uk/risk#>

Joint Sole Agents: Jackson - Stops, 15 Tower Street, Ipswich, IP1 3BE
01473 218218

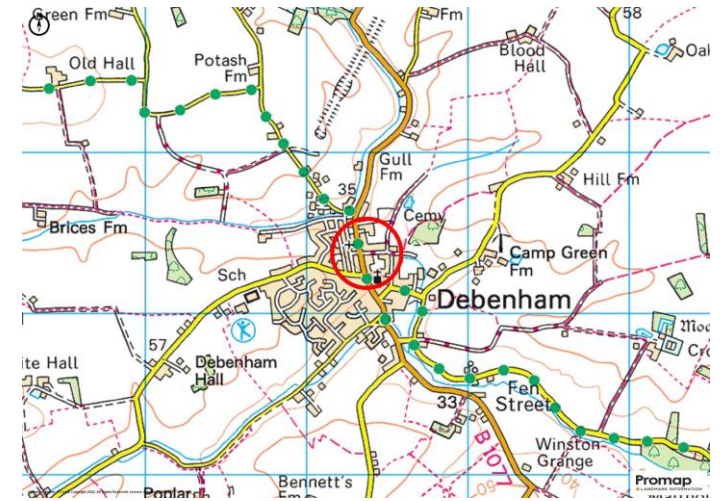
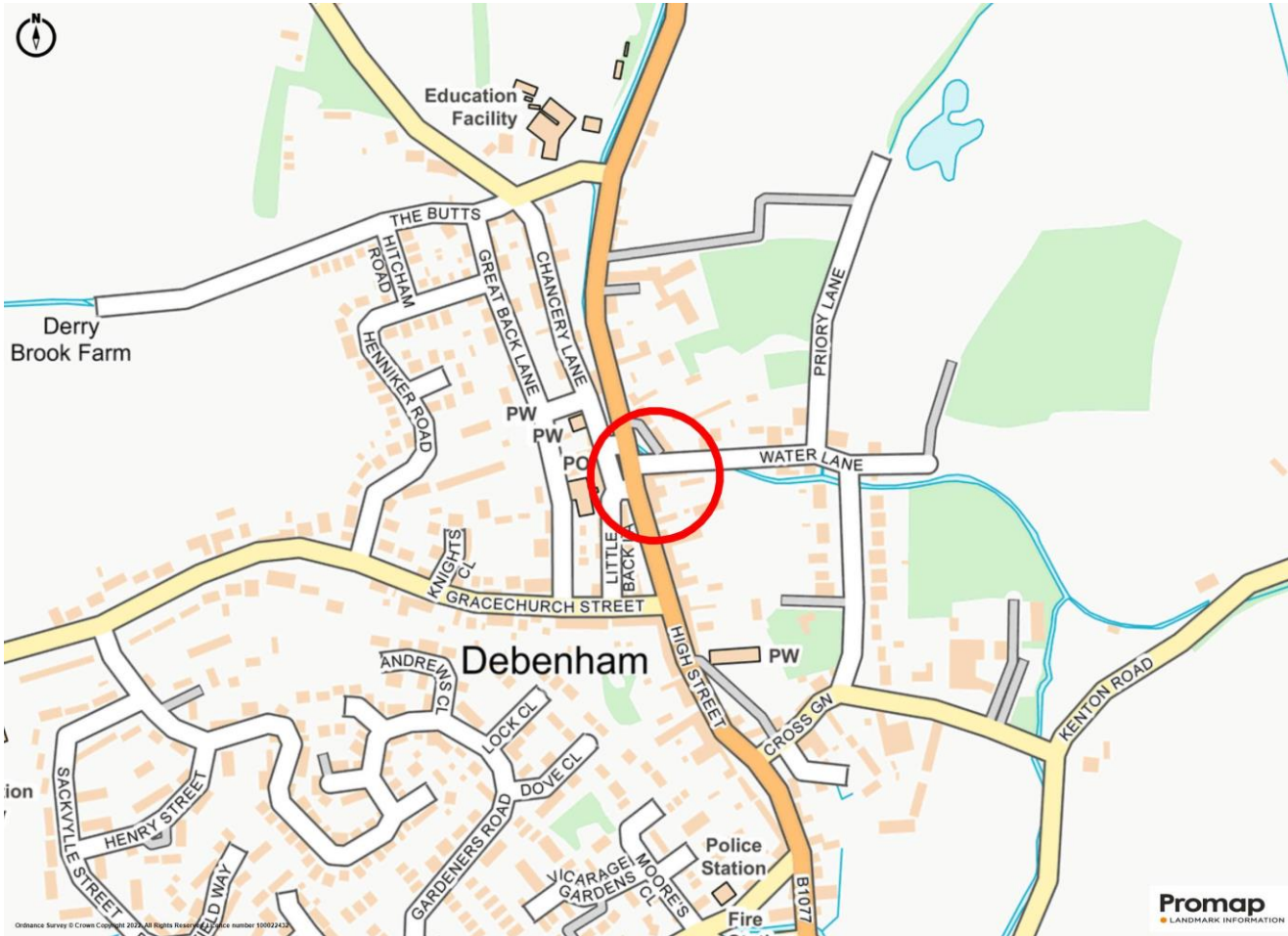
Directions
1 High Street is easily found in the centre of the village.

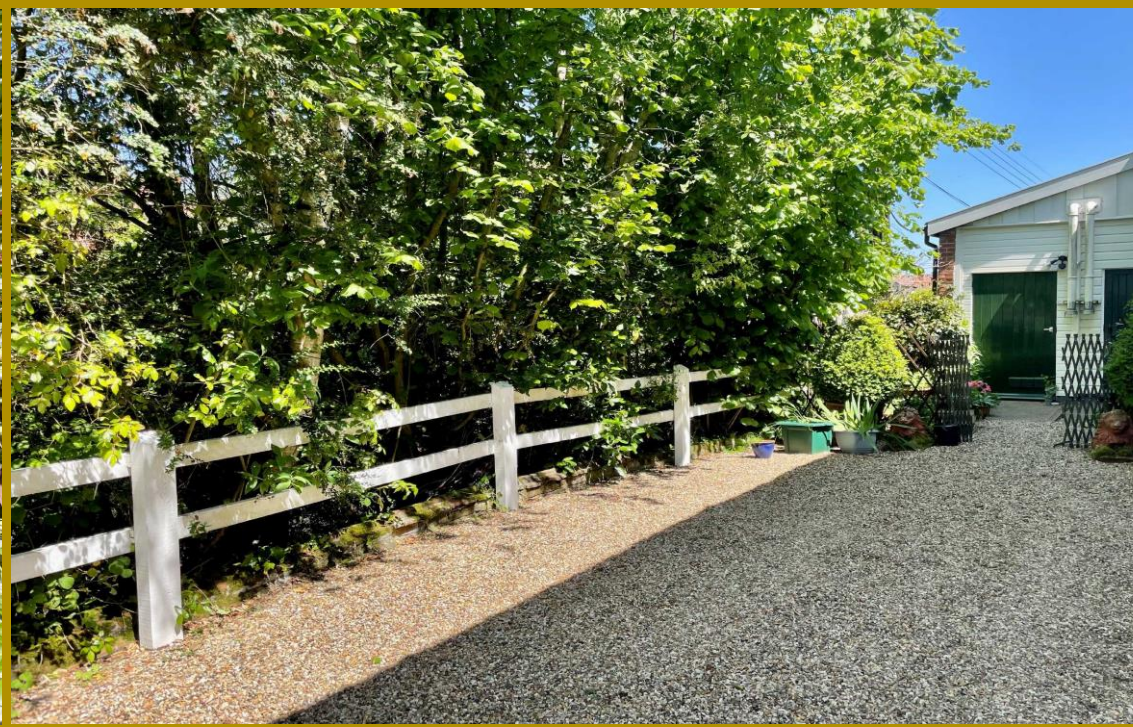
High Street, Debenham, Stowmarket, IP14

Approximate Area = 4648 sq ft / 431.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Harrison Edge Estate Agents. REF: 828004





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