



## STOW ROAD IXWORTH, IP31 2HZ

£325,000  
FREEHOLD

Thought to be one of the oldest properties in Ixworth, this charming Grade II listed home dates back to the 15th century and has undergone an extensive restoration to preserve its original character. Meticulously renovated by local craftsmen, the home showcases a wealth of period features throughout. Nestled just off the High Street, this detached three-bedroom residence offers a private driveway with parking and a generous, secluded garden. Upon entering, you're welcomed by spacious reception rooms, each featuring impressive inglenook fireplaces. The kitchen, with freestanding units, flows into a light-filled breakfast room, while a potential shower room and utility area provide access to the garden. Upstairs, you'll find three well-proportioned bedrooms and a family bathroom. Throughout the home, exposed beams, original timbers, brick flooring, and historic floorboards offer a glimpse into the building's rich heritage. Please contact the agent to request a viewing and further information.

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# STOW ROAD

- Historic Detached Residence With Parking • 3
- Generous Size Bedrooms And First Floor Bathroom • 2
- Large Reception Rooms With Inglenook Fireplaces • Oil Central Heating • Private Well Stocked Gardens • Exposed Beams And Original Floors • Kitchen With Freestanding Cabinets • Potential Ground Floor Shower Room • Close To Well Regarded Village Centre With Many Amenities • Step Inside Today With Our 360 Virtual Tour!



## Entrance Hallway

Main entrance door, original brick flooring and exposed timbers.

## Sitting Room

Impressive room with inglenook fireplace with bressummer beam and log burner. Original brick flooring. Exposed wall and ceiling timbers and beams. Windows to front and rear.

## Side Lobby

Connecting the sitting room and dining room. Exposed timbers and wall lights.

## Dining Room

Spacious room with stunning inglenook fireplace being exposed brick and bressummer beam. Log burner (uninstalled) Wall lights. Exposed timbers and ceiling beams. Open studwork to kitchen. Original brick flooring. Stairs lead to the first floor accommodation.

## Kitchen

With freestanding painted timber units comprising cupboard and drawers with oak work tops. Another unit with inset space for butler style sink. Brick flooring. Windows to front and side aspect. Exposed wall and ceiling timbers. Open to the breakfast area.

## Breakfast Area

Brick flooring and exposed timbers. Window to side.

## Shower Room

Window to side. Soil pipe and plumbing in place to create a full shower room/cloakroom depending on purchasers choice.

## Utility And Rear Hall

Exposed and restored wattle and daub wall. Sliding glazed door leading to the garden. Bay window to rear. Radiator.

## Landing

With original floorboards and exposed brick chimney breast. Cupboard storage. Window.

## Bedroom 1

Fabulous room size with original floorboards and exposed timbers. Dual aspect. Brick chimney breast. Ceiling beams and radiator.

## Interconnecting Room/Cupboard

Connecting bedrooms one and two. Feature oak arch in doorway.

## Bedroom 2

Window to front. Exposed ceiling and wall timbers. Radiator.

## Bedroom 3

Exposed timbers and window to front. Radiator. Original floorboards.

## Bathroom

A new stylish bathroom suite is ready to be installed with freestanding bath.

At present there is a WC and pedestal wash basin. Window to side and radiator.

All plumbing is in place. Original floorboards.

## Outside

The garden is enclosed and private with trees and flower beds with lawn area and garden pond. Timber garden shed and storage area with gate access to the driveway. Further area behind the property where the oil tank is located and external oil boiler.

## Parking

Block paved driveway for parking and access to the garden.

## Agent's Note

With the majority of the renovation being completed the property is now ready for the brand new boiler and radiators to be connected.

The property has been rewired.

A new bathroom suite has been purchased and ready to be installed.

Bespoke windows have been made and ready to replace existing windows.



## STOW ROAD





**EPC Rating:** A **Council Tax Band:** D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<span style="background-color: #008000; color: white; padding: 2px 5px;">A</span>		
(81-91)	<span style="background-color: #4CAF50; color: white; padding: 2px 5px;">B</span>		
(69-80)	<span style="background-color: #9ECA68; color: white; padding: 2px 5px;">C</span>		
(55-68)	<span style="background-color: #FFC107; color: white; padding: 2px 5px;">D</span>		
(39-54)	<span style="background-color: #FFB74D; color: white; padding: 2px 5px;">E</span>		
(21-38)	<span style="background-color: #E91E63; color: white; padding: 2px 5px;">F</span>		
(1-20)	<span style="background-color: #F08080; color: white; padding: 2px 5px;">G</span>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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