



Hawks Mill House | 37 Hawks Mill Street | Needham Market | IP6 8LU

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PROPERTIES

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Hawks Mill House, 37 Hawks Mill Street, Needham Market, Suffolk, IP6 8LU

“An intriguing & characterful six bedroom detached Edwardian residence, standing in grounds extending to in all about 2 acres with a wide range of outbuildings, generous parking & a good balance of formal gardens.”

Description

A striking, intriguing and characterful yet unlisted six bedroom detached Edwardian residence, standing in a delightful position and set in grounds extending in all about 2 acres.

Arguably one of the finest houses in Needham Market, Hawks Mill House is predominately of a red brick construction beneath an array of attractive rooflines (namely multiple Mansard roofs), and offers accommodation arranged over three floors and extending to just over 4,400 square feet. The property offers a welcoming, home feel and has been enjoyed by the current owners for a number of years, and is a harmonious blend of contemporary improvements while maintaining multiple attractive period features, namely dado rails, picture rails, ornate curved skirting boards, high ceilings and Edwardian panelled doors.

Outside are a good balance of formal gardens as well as a wide range of outbuildings and generous parking area, all surrounded by both the River Gipping and other tributaries of water extending around three sides of the plot.



The accommodation in more detail comprises:

Part-glazed six panelled door to:

Reception Hall

Welcoming, light and airy entrance with part-terracotta tiled flooring, stairs rising to the first floor, dado rail, picture rail, door to under stairs cupboard, door to north-facing larder, door to cloaks cupboard also housing fuse cupboard and doors to:

Cloakroom

White suite comprising w.c., corner hand wash basin, tiled flooring, dado rail and frosted window to side aspect.

Sitting Room Approx 21' x 14'2 (6.40 x 4.33m)

Double aspect windows to the front and side, one of which forms an attractive bay, personnel door opening onto the terrace, picture rails, dado rail, feature inset with fireplace with wood burning stove set on a tiled hearth with red brick surround and wooden mantel over.

Drawing Room Approx 17'8 x 14'5 (5.40m x 4.40m)

Offering a great deal of natural light with bay window to front aspect with secondary glazing and incorporating window seat, spotlights, built-in storage, wood flooring and feature inset with wood burning stove on a brick hearth. Second door back through to reception hall as well as door to:

Utility Room Approx 19'9 x 10'9 (6.01m x 3.28m)

With personnel doors to both the side and rear incorporating extensive built-in storage

and inset with stainless steel sink, drainer and chrome mixer tap. Space for white goods, housing the Vaillant gas-fired boiler and triple aspect windows to the front, side and rear.

Additional Reception Room Approx 24'11 x 15'5 (7.58m x 4.70m)

With personnel door to side opening onto the terrace, two sash windows with secondary glazing to the side aspect, proportionate built-in bookcase, feature inset with fireplace on a tiled hearth with red brick surround, mantel over and feature wood burning stove. To either side is an extensive storage cupboard. This room is accessed through ornate double Edwardian doors.

Study Approx 8'9 x 6'6 (2.98 x 1.98m)

With built-in worktop space and windows to side aspect.

Kitchen Approx 19'11 x 13'11 (6.06m x 4.25m)

Fitted with a matching range of wall and base units with granite worktops over and inset with stainless steel sink, drainer and chrome mixer tap. Integrated appliances include four oven Aga and fridge. Space for American style fridge/freezer and dishwasher. Parquet flooring, double aspect windows to the rear and side, partly tiled walls and open plan to:

Dining Room Approx

A more recent addition to the property but still showing a good reflection of the original house's character. With double aspect windows to the rear and side courtesy of two striking bay windows, one of which with window seat and storage under, French doors to the rear opening onto the terrace, feature

view down into the well, parquet flooring and glass roof offering a great deal of natural light.

First Floor Galleried Landing

With two staircases rising to the second floor as well as additional staircase strand up to a under eaves storage room, window to rear aspect and two windows to side. Please note split-level. Doors to:

Master Bedroom Approx 15'4 x 14'5 (4.67m x 4.40m)

Double room with bay window to front aspect enjoying views of both the river and front formal gardens. Extensive built-in wardrobe and door to:

En-Suite Bathroom

White suite comprising w.c., hand wash basin, corner bath, corner tiled shower cubicle, partly tiled walls, spotlights, heated towel rail and two windows to side aspect.

Bedroom Two Approx 14'11 x 12'2 (4.55m x 3.70m)

Double room with sash window to front aspect, built-in wardrobe and door to:

En-Suite Bathroom

White suite comprising w.c., hand wash basin, panelled bath with shower attachment, linoleum flooring, partly tiled walls and window to side aspect.

Bedroom Three Approx 14'5 x 13'2 (4.40m x 4.02m)

Please note irregular shape. Double room with spotlights, double aspect windows to the rear and side, built-in wardrobe and built-in shelving.



Family Bathroom

White suite comprising w.c, hand wash basin, corner bath, corner shower cubicle, mosaic tiled flooring, spotlights, two windows to side aspect and built-in storage cupboard.

Bedroom Four Approx 11'5 x 10'3 (3.49m x 3.13m)

Double room with window to side aspect.

Second Floor Landing

Accessed via two staircases from the first floor landing and incorporating a generous space, which has previously been used as a snug and benefiting from window to side aspect. Doors to:

Bedroom Five Approx 13'4 x 11'11 (4.05m x 3.62m)

Double aspect windows to the rear and side, built-in wardrobe and built-in shelving.

Bedroom Six Approx 12'5 x 11'11 (3.77m x 3.62m)

Double room with window to front aspect and spotlights.

Shower Room

White suite comprising w.c, hand wash basin set into a wooden worktop with storage below, corner tiled shower cubicle, heated towel rail, partly tiled walls, spotlights, extractor and window to side aspect.

Attic Room Approx 20'9 x 8'10 (6.32m x 2.69m)

A more recent conversion by the current owner, this room leads from the second floor landing through an opening with restricted head height and now offers both a carpeted and plastered room with window to front aspect with three crossbeams, so therefore more suited to storage or small children's playroom. Spotlights and power connected.

Outside

Hawks Mill House stands proudly next to Hawks Mill itself and is adjacent to the River Gipping. The property is accessed through a five-bar gate opening to a private drive, which is part resin and part gravel, which in turn gives more than ample parking as well as giving access to the double cart lodge. This offers a personnel door to rear and includes a log store. The formal grounds, which are predominately lawned with a terrace abutting the rear and side of the property are established and private in nature, include a wide array of established trees, many of which stand

next to either the River Gipping or many of the tributaries surrounding the property.

Also included within the grounds are a workshop, studio, greenhouse, summer house with additional storage areas and raised beds. In all about two acres.

Local Authority

Mid Suffolk District Council

Council Tax Band – G

Services

Mains water and electricity. Private Klargestor drainage. Gas-fired heating.

Agents Note

We understand from our client that the property enjoys a pedestrian 'right of way' to a footbridge leading into the garden from the access track surrounding the property's boundary. Further details can be found by contacting the agent.

EPC Energy Rating - E

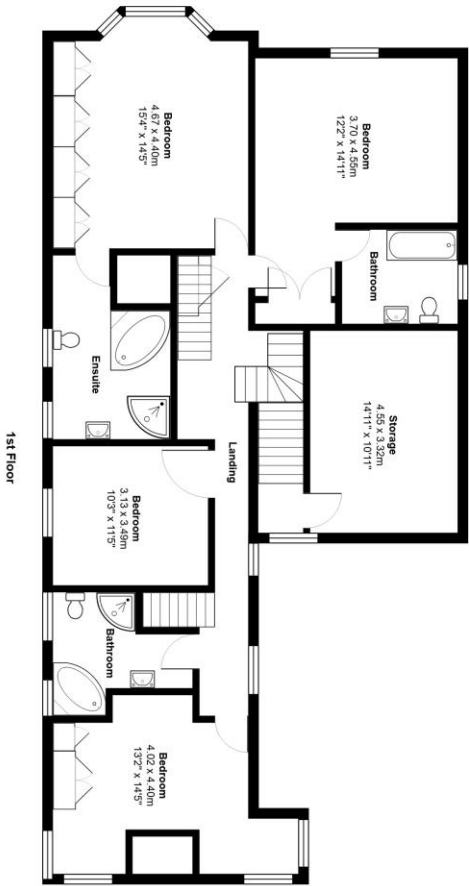
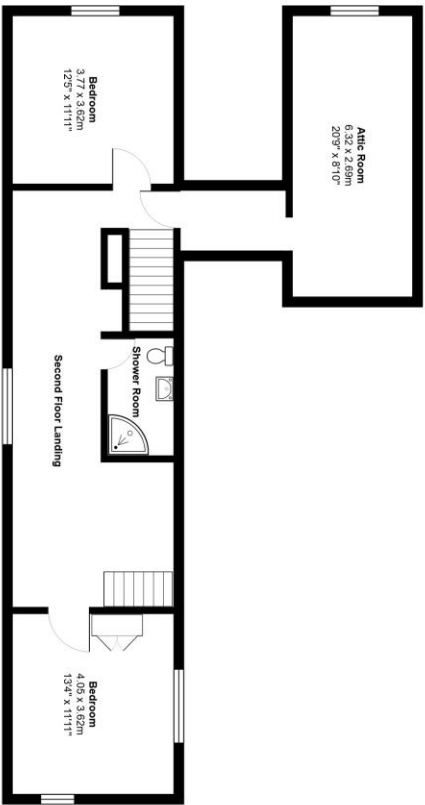
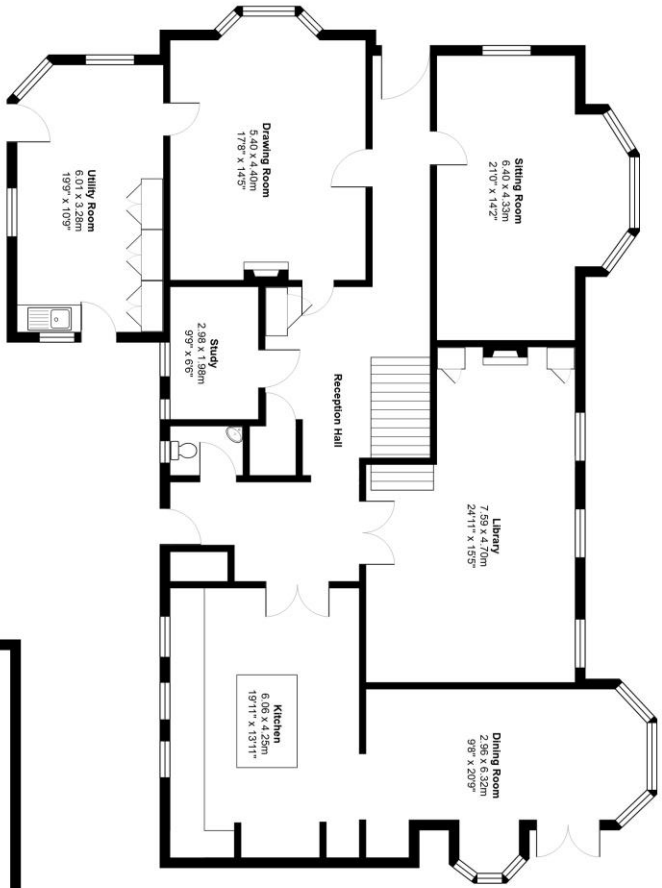
About the Area

Needham Market has good transport links with bus and train services into Stowmarket and Ipswich, where there are mainline services to London Liverpool Street Station. There are a range of everyday amenities and individual shops including butcher, baker, tea shops/cafes, public houses, take-away restaurants, a post office and a Co-op supermarket. There is also a library, community centre, dentist and a good local primary school. Alder Carr Farm offers fresh farm food for sale and a restaurant.









All measurements are approximate and for display purposes only.

Total Area: 4127 m² ... 4442 ft²



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