



## Farmhouse with annexe & extensive barns

Moat Hall, Combs, Stowmarket, Suffolk, IP14 2LF

Freehold









6 bedrooms • 4 bath/shower rooms • Dining room & 3 additional reception rooms • Study & conservatory • Kitchen & utility • Range of barns around a quadrangle • Mature, private gardens & moat • About 2.3 acres

#### Local information

Distances

Stowmarket 3.8 miles (London Liverpool Street Station from 75 minutes)

A14 (J50) 3 miles

Ipswich 13.5 miles (London Liverpool Street Station from 65 minutes)

(All mileages and times are approximate)

Moat Hall is located on the outskirts of the village of Combs, approximately two miles to the south of Stowmarket.

Stowmarket has a variety of shopping facilities and mainline railway station with a journey time to London Liverpool Street Station of approximately 75 minutes.

The county town of Ipswich is 14 miles to the south east and Bury St Edmunds just over 17 miles to the west, both provide an extensive range of shopping, education and commercial facilities.

The A14 is approximately two miles to the north and provides a link to Cambridge, the M11 and the A12 leading to London and to the country's motorway network.

#### About this property

Moat Hall is Grade II Listed, and offers wonderful period features. It is understood to date from approximately 1400.

The early front section is

thatched, and of timber frame, featuring two crown posts, brick flooring, and extensive exposed timbering internally.

The staircase is Jacobean style, having been recovered from former Kings Head Inn in Stowmarket prior to its demolition. That staircase is in a spectacular hallway with inglenook style fireplace, and serving as a central circulation point for all main rooms.

There are open brick fireplaces in the reception hall and the dining room, whilst the kitchen is well fitted, including an induction range master cooker.

Double doors at the rear of the hallway lead to the attached annexe, which was built around 1980.

#### Outside

The house is approached by a tree lined driveway over the moat, with lawns to each side.

Close to the house the moat forms an attractive pond area with adjoining terrace, and gardens lead around the house, to an extensive range of outbuildings, which may have potential for conversion, and have their own gated entrance from the road. (Subject to the necessary consents being obtained).

Those outbuildings include a small barn, of historic origins, stable type building, previously





used as a pottery, a covered open area, and a main barn which includes studio rooms to both ground floor and first floor for potential overflow accommodation.

The barns form an excellent opportunity to convert subject to the necessary consents being obtained.

#### Services

Mains water, electricity and drainage. Oil fired central heating.

#### Directions

From the centre of Stowmarket travel towards Combs, up Poplar Hill, and keep to the main road through the village.

Approximately half mile past the main part of the village, through open fields, take a sharp left hand bend (with Little Finborough Church on the right) approximately 50 yards around the corner Moat Hall will be found on the left.

#### Tenure

Freehold

#### Local Authority

Babergh & Mid Suffolk District Council

#### Viewing

Strictly by appointment with Savills







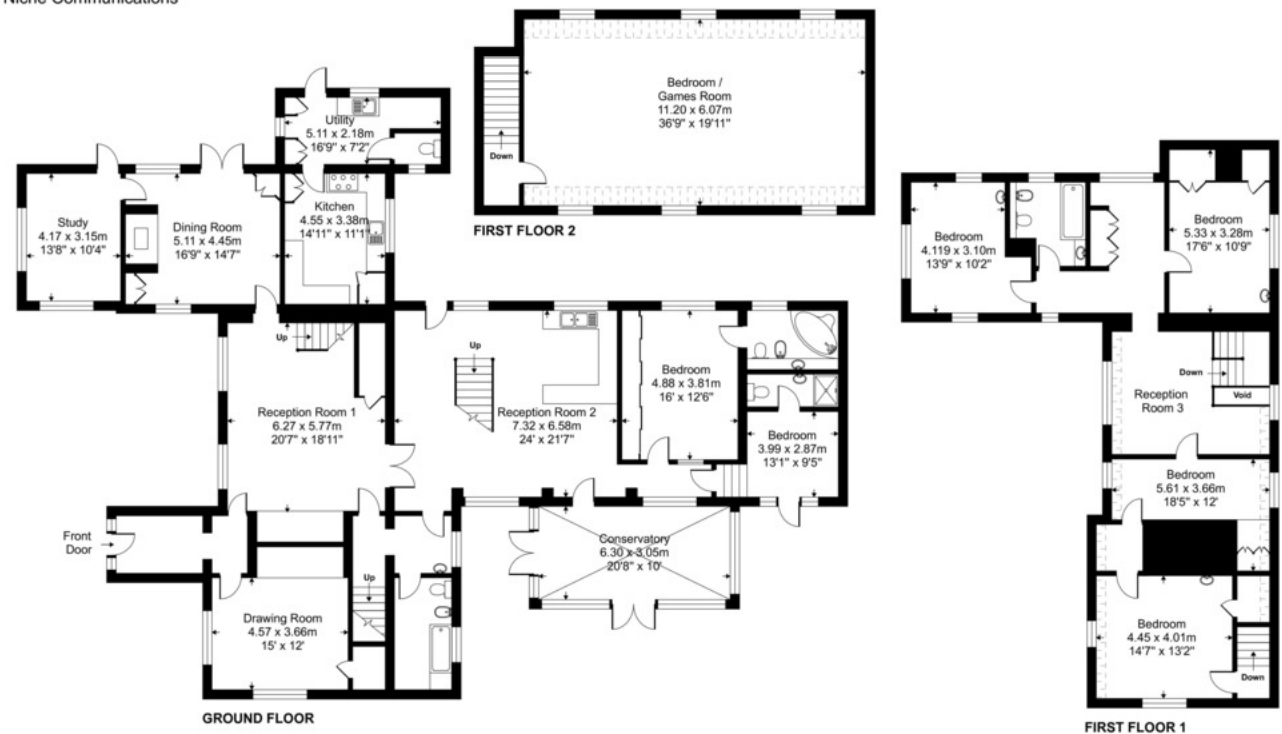




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Moat Hall, Combs, Stowmarket, IP14

Gross internal floor area (approx): 4711  
437.6 sq m / 4711 sq ft (Excludes Restricted Head Height)  
For Identification only - Not to scale  
Niche Communications



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