



Newmans Hall
Little Waldingfield, Sudbury, Suffolk, CO10 0SY













THE PROPERTY

Set in rolling farmland, on the edge of the pretty village of Little Waldingfield, Newmans Hall Farm is a substantial country house, situated at the end of a long private drive in approximately four acres of mature grounds.

Built in the early 1960s and substantially extended throughout the 1980s, Newmans Hall has been run as a family B&B enterprise for a number of years. Offering generous living space and five bedrooms in the main house, with additional accommodation available in two separate self-contained annexes, this property has the flexibility for both commercial opportunities and/or multi-generational living.

The ground floor provides generous living accommodation in the form of a bright and spacious double-aspect drawing room, with glass sliding doors leading out to the garden; a sizeable dining room, currently used as the breakfast room for guests, extending onto a light-filled garden room with views across the grounds; an extensive family kitchen/diner arranged across two distinct areas with the capacity to work independently of each other – both fitted with excellent storage, one benefiting from an Aga and a gas range, the other serviced by two electric ovens; a study, ideal for home-working; a useful boot room with ample storage; and a dual-aspect bedroom with adjacent dressing room and shower room.

Ascending to the first floor are three good-sized double bedrooms, all equipped with excellent storage, two with ensuite shower rooms and the third serviced by a family bathroom. The separate master suite, accessed via its own staircase, is spacious with views across open countryside. Fitted cupboards within the room complement the additional fitted wardrobes in the adjacent dressing room. The suite benefits from a large bathroom, complete with corner bath, separate shower and bidet.

Connected to the main house, but with its own private access, the self-contained Annexe to the rear is entirely suited to independent living. The kitchen is incredibly generous in size, with excellent storage, a freestanding range cooker and plumbing for a washing machine and dryer. The living room is of particular note, with spacious dimensions, an impressive pine clad vaulted ceiling and glass doors leading out to the gardens and a private terrace to the side. A comfortable double bedroom, with ensuite shower room, a study and a snug room complete the layout.

Set within the grounds, the self-contained Studio offers a well-proportioned sitting room, with log burner; dual aspect double bedroom, with ensuite shower room; and a good-sized, well-equipped kitchen.

The extensive grounds are laid mainly to lawn, bordered by mature trees and planting, with paddocks to the rear. Within the grounds is a pool house, housing a heated pool, with an adjacent conservatory in need of some restoration; a disused tennis court at the far end of the plot; a sweeping driveway to the front of the property affords ample parking for numerous vehicles, including two double garages fitted with electric up-and-over doors, power and lighting.



Location:

Little Waldingfield is a popular, thriving village midway between the market town of Sudbury and the historic medieval village of Lavenham.

It lies equidistant 15 miles from Colchester, Bury St Edmunds and Stowmarket.

Sudbury lies on the River Stour with its beautiful water meadows. The town has an excellent range of local shops, larger retail outlets and major supermarkets. Numerous recreational facilities include a small theatre and modern leisure complex, and there is a good selection of secondary schools including the Ormiston Academy and Thomas Gainsborough School. The railway station provides shuttle trains through to the main London and Colchester line with fast services on to Liverpool Street. There are also good bus and road connections to the surrounding area. To the north is the historic cathedral town of Bury St Edmunds.

Lavenham is often described as one of England's finest preserved medieval villages. With its fortunes arising from the wool trade in the 15th and 16th Centuries, the village has a magnificent parish church and a wonderful selection of ancient houses and cottages dating from Tudor timber buildings through the Georgian period to the Victorian era. Today the village is very vibrant with a most active community and useful range of shops including a butcher, pharmacy, bakery, traditional grocer's store and two modern co-ops. There are also a number of interesting shops and galleries and several fine public houses and restaurants. There is a primary school and a modern doctor's surgery. Transport links include the A14 and A12 which are nearby and there is also to London by train via Sudbury which is a short driving distance away.

Services:

Mains, Water and Electricity - Private Drainage. Oil Fired Central Heating

Please note that the above services have not been tested by the agent.







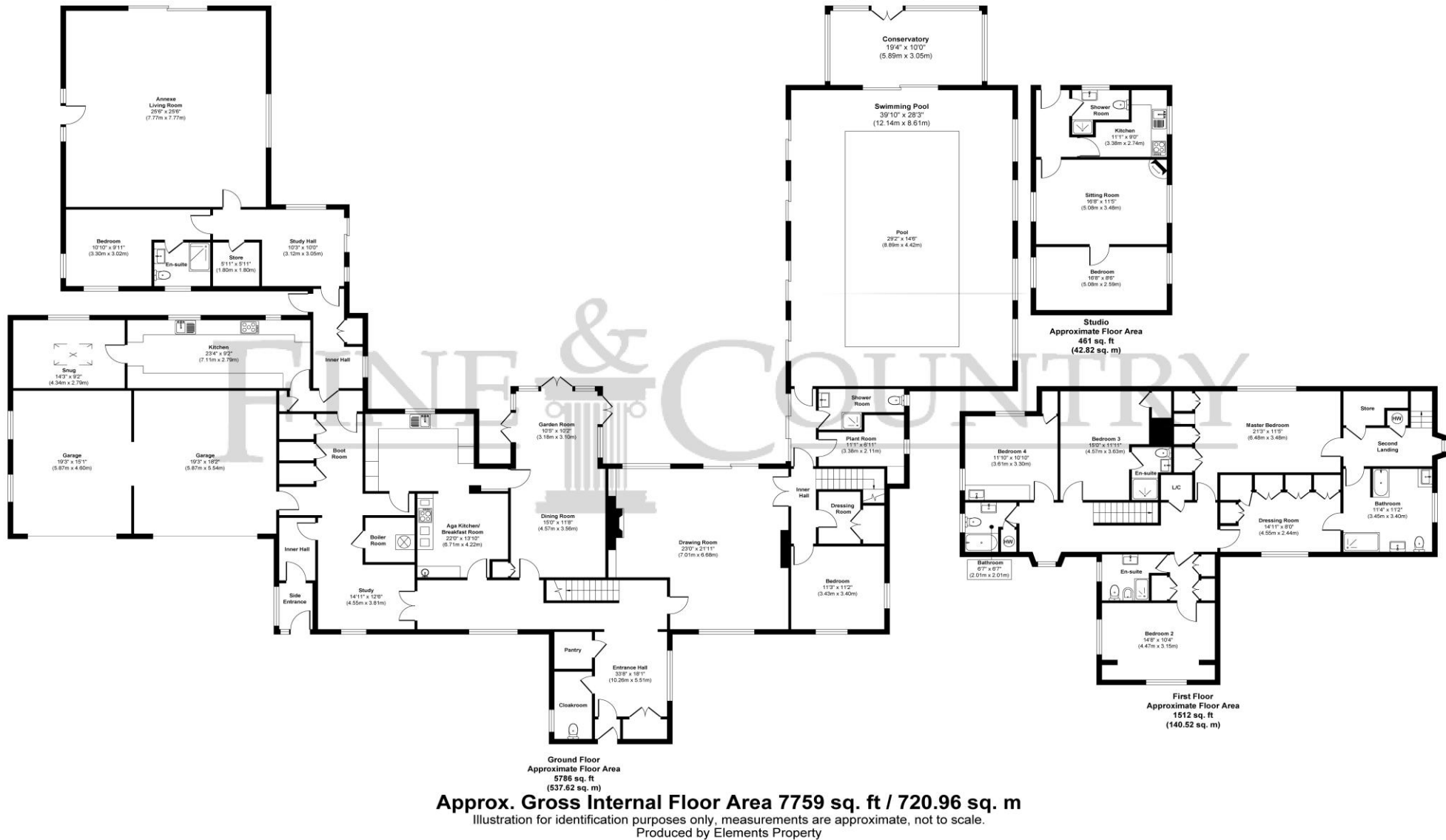








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