



The Old Rectory
Church Road | Westhorpe | Suffolk | IP14 4SU

ESCAPE TO THE COUNTRY



The Old Rectory is a truly exceptional Grade II listed family home offering extensive accommodation in delightful gardens adjoining the 13th century church of St Margaret in Westhorpe.

It boasts an imposing reception hall, three reception rooms, five bedrooms and a wealth of character and history. All set in extensive mature gardens of just under three acres that include formal and informal areas, a summer house, a large pond, a kitchen garden, fruit trees and a charming, wooded area at the foot of the garden.

In brief, a property that anyone would be proud to call home.



KEY FEATURES

- An Exceptional Grade II Listed Former Rectory situated next to the 13th Century Church of St Margaret in the historic village of Westorpe
- Bespoke Kitchen/Breakfast Room by "Plain English" with Oil-Fired Aga
- Three Reception Rooms and Large Reception Hall
- Five Bedrooms; Four Bath/Shower Rooms
- Extensive Mature Gardens of just under 3 Acres, including Large Lawn Areas, Pond, Orchard, a Kitchen Garden and a Coppice
- Paved Areas for "Al Fresco" Dining
- Summer House and a Log Shed
- Gravel Driveway with Parking for Several Cars
- The Accommodation extends to 3,499 sq.ft
- EPC Exempt

After searching for months for a real escape to the country, the current owners fell in love with the tranquillity and the beauty of this character home steeped in history. (Lord Plum, Cambridge historian, lived here and is buried at the Church). With its centuries old Beech tree peacefully overlooking the pond, and the rendered white-washed walls sitting under a thick, well-maintained thatched roof, The Old Rectory was picture perfect. Extremely spacious inside, it offered a comfortable, peaceful and traffic free life, with immediate access to the countryside as well as great connections to local amenities and of course London. All they were looking for!

Tudor Beginnings

The Old Rectory is understood to date from the 16th Century - with Victorian and modern additions- and retains beautiful period characteristics from the Tudor era, including original beams and high ceilings. The Tudor part of this impressive home sits at the front of the house and offers a dual aspect pretty study, a light airy room for concentration and reflection made cosy by the wood burner housed in a handsome brick fireplace, and retaining period beams and stained glass window. The stunning drawing room is another bright welcoming room with plenty of space for all the family to gather on winter evenings by the wood burner and is the current owner's favourite room, with French doors to the manicured front lawns. The stunning double aspect formal dining room has exposed beams again, a wood burner and a large window affording views of the beautifully kept gardens. Many special dinner parties for family and friends have been hosted here over the years. The Victorian period is represented as soon as you enter the house into the imposing statement reception hall, which sets the scene for this family home that has retained so many interesting original features, such as the original door bell, still in working order





KEY FEATURES

Bright and Spacious

The reception hall leads to a downstairs cloakroom and a wonderful kitchen, dining, family room where extended family “move in” when they visit! This is the hub of the home with patio doors to the paved terrace which the current owners have extended for ‘al fresco’ dining and entertaining. Birthday celebrations, garden parties, barbecues have all been held in this wonderful joined up space which has original Suffolk pavement flooring. The two oven, oil fired Aga in this open plan area allows the cook to create a masterpiece whilst chatting with guests and also makes this a cosy warm space in the cooler months. The boot room and utility room are great practical spaces when coming in from country walks or cycle rides and compliment the great layout of this home.

Exploring Upstairs

On the first floor there is a spacious principal bedroom, with exposed beam timbers and stunning views of the front gardens as well as an en-suite shower room. There are four further bright double bedrooms, two with en-suite shower rooms. The extra family bathroom, plus separate cloakroom, means there has always been room for family to stay over and have their own space and privacy. An attic, with original wide elm floor boards, is accessed via a separate staircase from the landing. The attic stretches the entire length of the Tudor Hall and would have been servants’ quarters originally, now providing ample storage or potential for expansion into office space, playroom or further bedrooms, subject to planning consent.

The Outside

The Old Rectory is approached via a gravel driveway which runs to the side of the house and continues around the rear of the property. The delightful gardens provide something for everyone, with an array of very beautiful specimen trees including a magnificent beech tree, a large pond, and formal gardens planted with a wide selection of shrubs and yew. Extensive lawns give way to a charming coppice at the foot of the garden – a special place for children. The gardens also offer an orchard with an assortment of fruit trees plus a vegetable patch and the produce have been included in family dishes over the years. The current owners even added a summer house, initially used as a secret retreat, now sadly taken over by toys, table tennis and garden tools. The garden has a little gate leading straight into the countryside where the current owners regularly walk, or cycle to nearby towns and villages – all without going near a road! Whether its cooking up a storm in the kitchen, then relaxing on the terrace to enjoy it with friends, or cycling to The Four Horsehoes Pub at Thornham Magna you will definitely totally enjoy country living here.

Agents Note

The owners also own the nearby Coach House, that originally formed part of a single estate. The Coach House is not currently for sale, although this could be reviewed in the near future.

































INFORMATION



On The Doorstep

Westhorpe has a modern, recently rebuilt Village Hall, that offers Yoga classes, Art Club, Line Dancing, Carpet Bowls, Craft Club, Singing, Pilates and Fitness classes. Films are shown once a month, and invited speakers regularly deliver informative talks. Lively evening entertainment is also occasionally provided by local bands. The nearby village of Bacton only 2 miles away offers many local amenities to include a general store and Post Office, fully serving garage, doctors' surgery and schooling, including nurseries. A good range of local facilities can also be found in other nearby villages within a few miles' radius. There are excellent schools and top class amenities in nearby Bury St Edmunds, including superb Golf and Tennis clubs.

How Far Is It To

Stowmarket is 7 miles south providing a wide range of local shopping, commercial, educational and recreational facilities. Stowmarket also provides a mainline rail service to London Liverpool Station via Ipswich, taking approximately 85 minutes. The A14 is a short distance away and connects to Bury St Edmunds, Newmarket and Cambridge to the west and Ipswich and the A12 to the east. The historic market town of Diss is just 12 miles away and provides a generous selection of shops and amenities. Diss station also runs frequent direct rail connections to London (90 minutes) and Norwich (20 minutes). London is easily reached by car via the A14/M11.

Directions

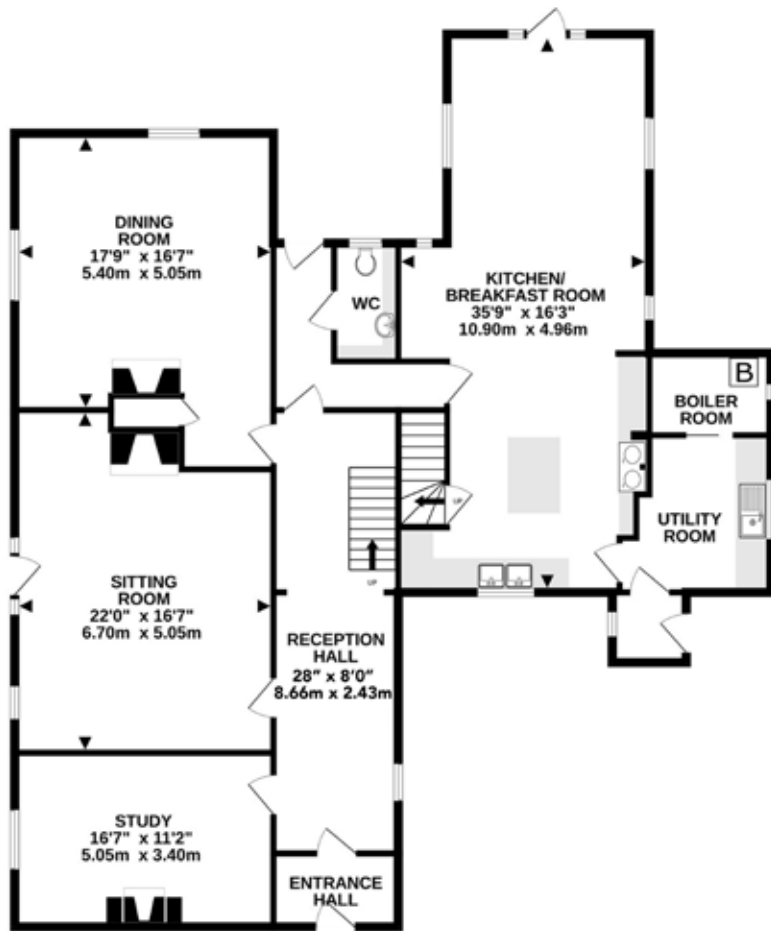
From Diss, proceed in a southerly direction along the A140 in the direction of Stowmarket. At the White Horse Inn crossroads take a right hand turn in signposted Finningham. On entering the village of Finningham at the crossroads continue straight across onto Westhorpe Road. On entering the village of Westhorpe the property will be found on the right hand side next door to the village church.

What 3 Words Location

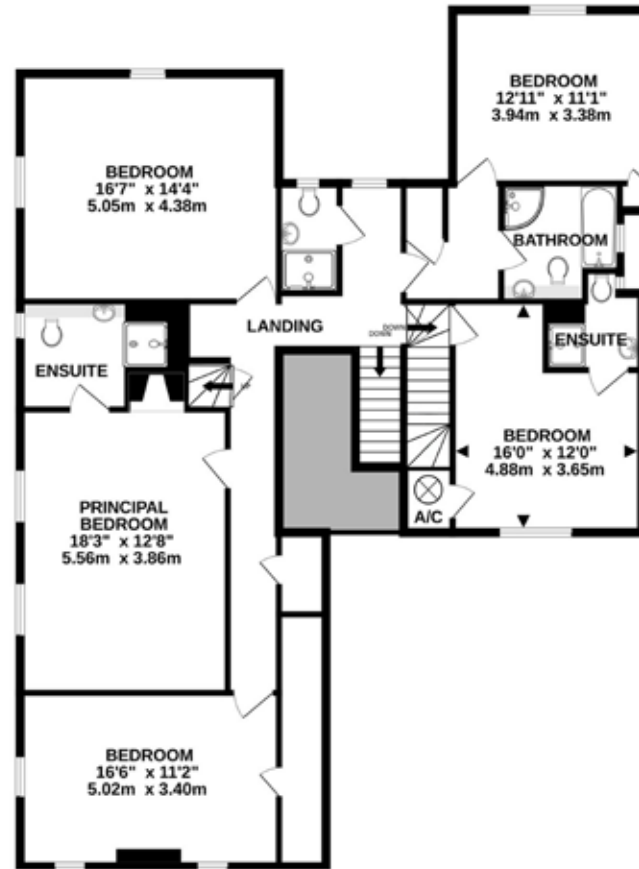
Every 3 metre square of the world has been given a unique combination of three words. Download the app and use the following three words to pinpoint the exact location of the property - plod.brimmed.feeds

Services, District Council and Tenure

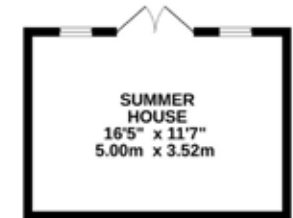
Oil Central Heating, Mains Water, Mains Drainage
Mobile Phone Coverage - Vendors use Vodafone and O2
Broadband Available - Vendors use BT
Please see www.checker.ofcom.org.uk for Mobile/Broadband availability
Mid Suffolk District Council - Council Tax Band G
Freehold



GROUND FLOOR
2833 sq.ft. (170.3 sq.m.) approx.



1ST FLOOR
3471 sq.ft. (136.6 sq.m.) approx.



SUMMER HOUSE
195 sq.ft. (18.1 sq.m.) approx.

TOTAL FLOOR AREA : 3499 sq.ft. (325.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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