



DAVID
BURR

RECTORY MANOR
GREAT WALDINGFIELD
SUFFOLK



RECTORY MANOR, RECTORY ROAD, Great Waldingfield, Suffolk.

A superb detached country residence steeped in history with characterful features, beautiful formal gardens, a swimming pool and tennis court.

Sudbury – 3 miles, Bury St. Edmunds – 16 miles, the former with commuter link to London Liverpool Street Station (journey time to London less than 90 minutes).

- Grade II listed country house
- Thought to date back to at least the mid 1600s and subsequently altered in the mid 19th century
- Run as a successful, award-winning B&B by the current owners as well as being their family home
- Five/Six bedrooms in the main house with 5 bath/shower rooms
- Drawing room
- Library
- Formal dining room
- Kitchen/breakfast room
- Biomass heating plus two oil fired back up boilers
- Heated swimming pool
- Hard-surface tennis court
- Separate 4 bedroom coach-house with income potential
- Self-contained apartment on second floor
- Further one bedroom studio maisonette
- Triple garage & EV charge points
- Beautiful gardens
- **In all about 2.65 acres (sts)**



LOCATION

Great Waldingfield is an attractive village with pub, post office/shop, garage, primary school and parish church. It lies about 3 miles north of the historic market town of Sudbury with its comprehensive range of amenities including a commuter rail link to London Liverpool Street Station. The larger market towns of Bury St. Edmunds and Colchester are approximately 16 miles distant, the latter with a main line station to London Liverpool Street.

THE PROPERTY

Rectory Manor is an important residence situated in an idyllic location adjacent to the Church of St Lawrence. The property is considered to be one of the finest in the county with a principally Georgian façade despite having a timber framed medieval building underneath. A house has existed on this site as far back as the Pagan times when the natural spring (still under the house today) was considered to be sacred.

Today the building has been meticulously cared for and is run as a highly successful, award-winning B&B by the current owners for part of the year while enjoying it as their family home for the remainder. The accommodation spans 4 storeys including both a cellar and staff apartment on the top floor and an impressive reception hall and three further reception rooms on the ground floor. The Library was remodelled in 1866 with Reredos and panelling taken from Sir Christopher Wren's church, St Michael's of Cornhill in London. On the first floor, a fine principal suite benefits from a luxurious en-suite, as do three other bedrooms.

Outside, the grounds contain beautiful areas of lawn with various specimen trees as well as a heated swimming pool and tennis court. A 4 bedroom converted coach house provides excellent income potential and lies adjacent to a further studio apartment and triple garage. The property is highly private and is accessed via a long tree lined driveway and is situated centrally within its plot.

POSTCODE: CO10 0TL **TENURE:** Freehold

WHAT3WORDS: consoles.latches.invested

AGENTS NOTES

The property is Grade II Listed and lies within a conservation area.

We also understand there may be a tree preservation order in place within the grounds.

Planning permission and listed building consent exists for the erection of a substantial 3 storey extension with basement which would add approximately 450 square metres of accommodation to the existing building. Search reference B/16/00254 on the Babergh District Planning portal for more information.

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000) **COUNCIL TAX BAND:** F.



MAIN HOUSE

Double front door leading to:-

ENTRANCE VESTIBULE: With fitted barrier matting and double doors leading into:-

RECEPTION HALL: 34'8" x 13'11" (max) (10.57m x 4.23m) An impressive and welcoming space with 10'10" ceiling height, deep skirting, dado rails and picture rails. Open fireplace, original brass Extremely rare original Victorian brass heating grates, staircase rising to first floor and an impressive central archway. The bannisters for the staircase originate from St Lawrence's Church adjacent. Doors leading to:-

DRAWING ROOM: 24'3" x 21'4" > 16'9" (7.40m x 6.51m > 5.11m) The oldest part of the house constituting a fantastic formal reception room with two sash windows with original fitted shutters enjoying views over the property's grounds and central double doors opening to outside. Superb egg and dart corncicing, deep skirting and a central open fireplace with a carved marble surround and granite hearth. Fitted open fronted bookcases with storage below.

DINING ROOM: 23'9" x 16'2" (7.25m x 4.92m) A formal dining room with plenty of space for a fourteen-seater dining table. Dual aspect views over the property's grounds through tall sash windows with original fitted shutters. Picture rail and corncicing with deep skirting throughout and a fireplace with a stone surround and hearth.

LIBRARY/STUDY: 23'7" x 16'5" (7.18m x 5.00m) A versatile room currently utilised as a study with tall sash windows, panelled walls and a fireplace with a brick hearth. Containing Reredos by William Cleere taken from Sir Christopher Wren's church (St Michael's of Cornhill), later restored by Sir Gilbert Scott. Painted panels of the Ten Commandments by Robert Streater 'Sergeant Painter' to King Charles II. Open fronted shelving and a door leading to a **STORE ROOM** with a **STRONG ROOM** off.

Inner hall: Providing useful storage, connecting with the boot room and a further door leading to:-

KITCHEN/BREAKFAST ROOM: 18'11" x 15'4" (5.77m x 4.67m) Containing a matching range of base and wall level wooden cabinets with worksurfaces incorporating a five-ring stainless-steel gas hob with extractor fan over and double sink. Double oven, fitted microwave and space and plumbing for a dishwasher. Plenty of space for seating with fitted benches adjacent to an open fireplace with a moulded wood surround. Twin sash windows with original fitted shutters enjoying pretty views over the gardens.

UTILITY/PANTRY: A useful room with shelving and space and plumbing for a washing machine and tumble dryer.

BOOT ROOM: With a door leading onto the gardens, hatch leading down to **CELLAR** and staircase rising to first floor.

First Floor

LANDING: With tall ceilings and space for a desk/bureau and a fine sash window overlooking the grounds. Door leading to staircase rising to second floor and further doors leading to:-

PRINCIPAL SUITE: 17'11" x 13'1" (5.45m x 4.00m) A magnificent room with gold painted wall panels and a barrelled ceiling. Open views across the gardens and onto countryside beyond and a panelled door leading to:-

EN-SUITE: Containing a free-standing rolltop bath with claw feet and traditional fittings, WC and wash hand basin with storage below. Tiled shower cubicle, heated towel rail and further door to landing.

BEDROOM 2: 16'10" x 16'2" (5.14m x 4.92m) An impressive dual aspect room with panelled walls and fig leaf detailed corncicing. Sash window with original fitted shutters with open views and steps leading to double doors opening onto a **BALCONY** with decking and providing a wonderful space for a morning coffee or glass of wine in the evening with views over the countryside. Door leading to:-

EN-SUITE: Containing a bath with a shower over, WC, pedestal wash hand basin with chrome heated towel rail.

BEDROOM 3: 20'9" x 14'1" (6.33m x 4.30m) With impressive proportions and two ranges of fitted wardrobes and dual aspect outlook over the gardens. Door leading to:-

EN-SUITE: Containing a bath, WC and a vanity suite. Tiled shower cubicle.

BEDROOM 4: 15'7" x 11'3" (4.75m x 3.44m) A comfortable double bedroom with views over the rear gardens, ornate detailing across the walls, a barrel ceiling and a range of fitted storage. Door leading to:-

EN-SUITE: Containing a bath, double-width shower cubicle, WC and vanity suite with marble worksurface and storage below. Chrome heated towel rail.

BEDROOM 5: 16'3" x 14'0" (4.95m x 4.27m) Currently arranged as a twin room and with a dual aspect outlook and barrel ceiling.

Second Floor

The second floor constitutes a fully self-contained apartment ideal for guests or staff. From the staircase is a further door leading down to the boot room. Landing area which currently contains a desk, door leading to loft storage space and further door leading to:-

SITTING ROOM/BEDROOM: 19'0" x 12'0" (5.79m x 3.66m) Currently containing a super-king size bed and with a lovely view over the gardens. Plenty of space for seating, Georgian fireplace and door leading to:-

KITCHEN: Containing a small range of base level units with solid wooden worksurfaces incorporating a butler sink.

BATHROOM: Bath with shower over, WC, wash hand basin and a heated towel rail.

SERVICES: Main water and private drainage. Main electricity connected. Biomass central heating with 2x Oil fired back up boilers. Electric underfloor heating in the studio apartment. BT Fibre Broadband to the end of the drive. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Exempt

THE COACH HOUSE

The Coach House has been transformed into a stunning dwelling in its own right with a versatile layout which could cater to a variety of different needs. The property would be ideal for multi-generational living as a 'granny annexe' or as a means to generate significant income (further details of which are available upon request).

ENTRANCE HALL: With fitted barrier matting, staircase rising to first floor with understairs storage cupboards off and doors leading to:-

BEDROOM 1: 16'5" x 15'11" (5.01m x 4.85m) A beautiful king size room with ornate fig leaf cornicing and semi-circular windows with treescape view. Double doors leading to:-

GARDEN ROOM: 16'0" x 14'5" (4.88m x 4.40m) With pamment tile flooring, a vaulted ceiling and pretty views over an enclosed walled garden.

LOBBY: Connecting with the main hallway and with a door leading to:-

SHOWER ROOM: With a luxurious tiled shower cubicle with shower screen, WC and wash hand basin with marble worksurface and storage below. Heated towel rail and door to airing cupboard.

BEDROOM 2: 16'5" x 15'4" (5.01m x 4.68m) An impressive room with high ceilings, windows allowing for plenty of natural light and with an **inner hall** leading to:-

SHOWER ROOM: Shower, tiled flooring and walls, WC, wash hand basin and a chrome heated towel rail.

First Floor

LANDING: With space for seating, window overlooking the grounds and doors leading to:-

BEDROOM 3: 16'5" x 16'2" (5.00m x 4.92m) A wonderful double bedroom with vaulted ceiling, exposed timbers and an **inner hall** leading to:-

BATHROOM: Containing a bath, WC and wash hand basin.

OCCASIONAL BEDROOM: A through room which could contain a single bed and with an arched opening leading to:-

BEDROOM 4: 16'2" x 11'1" (4.94m x 3.38m) A comfortable double bedroom with a vaulted ceiling.

BATHROOM: Containing a free-standing roll top bath, WC, wash hand basin and heated towel rail.

Outside

The property is approached through an electrically operated five bar gate via a tree lined drive way. The drive way has been resurfaced in 2022 and opens into a wide area of off-road parking with two electric vehicle charging points. Adjacent to the parking area is a

GARAGE BLOCK: 27'2" x 21'4" (8.28m x 6.50m) A useful area containing the biomass boiler and with power and light connected. Electrically operated.

ANNEXE

Adjacent to and above the cartlodge is further living accommodation which includes:-

ENTRANCE HALL: With space for coats and shoes, **SHOWER ROOM** off and staircase rising to:-

LIVING AREA: A versatile space with a number of potential uses. Currently used as an annexe for grown up children but which could equally be utilised as a home gym or hobbies space.

GARDENS

The property sits within grounds measuring approximately 2.65 acres (sts). Beautifully curated formal gardens contain many mature trees including a fallen Mulberry which sits in front of the house and continues to grow with beautiful gnarled branches. Incredible, mature wisteria adorns the house itself. Within the grounds are:

TENNIS COURT: Enclosed by chain link fencing, a hard court surface with a recently renewed net.

SWIMMING POOL: Fully heated and lined and enclosed in part by a mellow red brick wall and stone paving ideal for relaxing on a summers day. The swimming pool was relined in 2021.

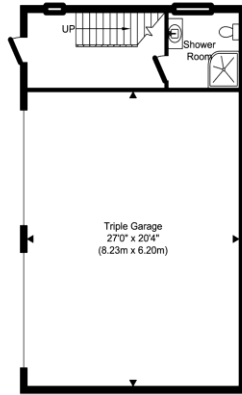
A sub-surface garden irrigation system is fed by a natural spring and a well.

VIEWING: Strictly by prior appointment only through DAVID BURR.

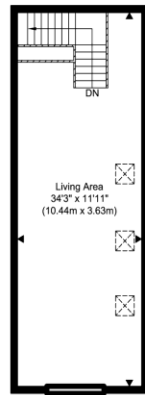
NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



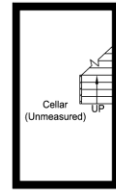




Garage Ground Floor
Approximate Floor Area
696.64 sq. ft.
(64.72 sq. m)



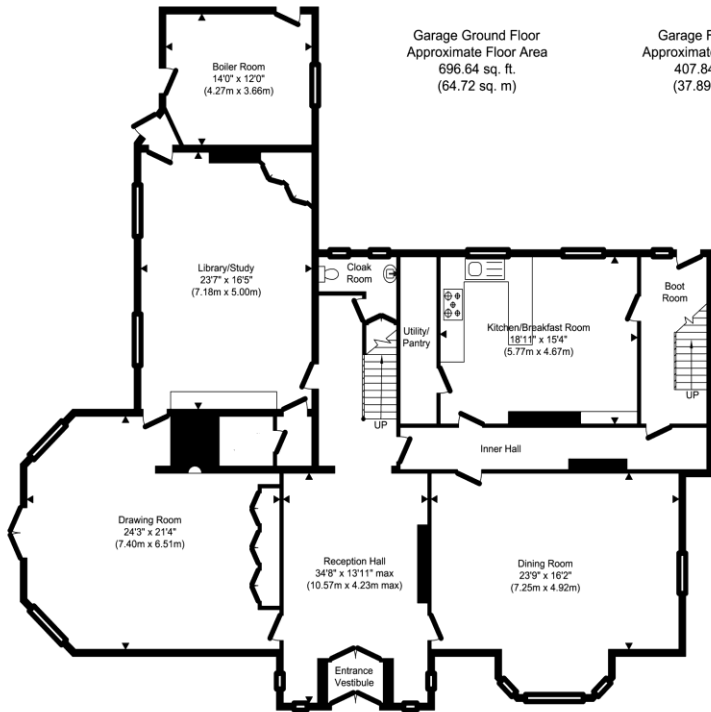
Garage First Floor
Approximate Floor Area
407.84 sq. ft.
(37.89 sq. m)



Lower Ground Floor
Approximate Floor Area
139.71 sq. ft.
(12.98 sq. m)



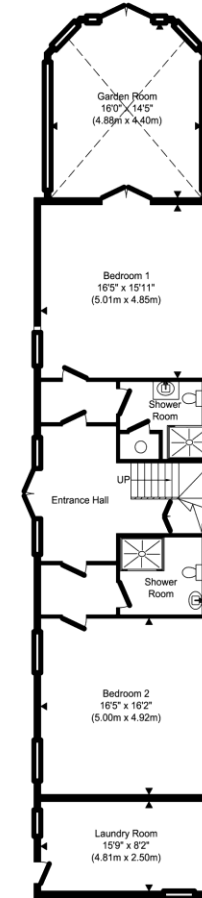
Second Floor
Approximate Floor Area
503.32 sq. ft.
(46.76 sq. m)



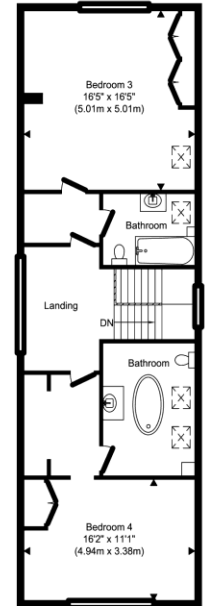
Ground Floor
Approximate Floor Area
2571.06 sq. ft.
(238.86 sq. m)



First Floor
Approximate Floor Area
2275.92 sq. ft.
(211.44 sq. m)



The Coach House
Ground Floor
Approximate Floor Area
1263.79 sq. ft.
(117.41 sq. m)



The Coach House
First Floor
Approximate Floor Area
886.62 sq. ft.
(82.37 sq. m)

TOTAL APPROX. FLOOR AREA 8744.92 SQ.FT. (812.43 SQ.M.)

Produced by www.chevronphotography.co.uk © 2023







Offices at:

Long Melford 01787 883144- Leavenheath 01206 263007 - Clare 01787 277811-Castle Hedingham 01787 463404-Woolpit 01359 245245 - Newmarket 01638 669035 - Bury St Edmunds 01284 725525 - London 020 78390888