



The Priory
Brandeston | Suffolk | IP13 7AU

HISTORY IN THE MAKING



Be “lord of your own manor” here and enjoy residing in a fully refurbished historical building dating back to 1586. The current owners have substantially renovated and extended this home over the last year to create a practical contemporary living space whilst retaining the integrity of this wonderful Elizabethan property with all its ancient character. The property offers a unique lifestyle with excellent indoor and outdoor space. The current owners said “We always felt blessed to live at the Priory, whether it was the feeling of nature that surrounded us every day or whether it was the inspiring architecture. Endless bird calls, huge open skies, age old trees and animal footprints drew us to sitting outside in the garden that we spent so much time curating, hearing and discovering nature on a daily basis. “

The reception rooms are generous and all benefit from stunning views over the private gardens and ground, particularly from the substantial open plan glazed family room offering a panoramic views of the grounds, whilst also providing excellent living and entertaining space within. With six bedrooms and 16.5 acres (stms) to enjoy this home offers potential for further expansion with outbuildings having planning permission.



KEY FEATURES

- An exceptional Grade II* Listed Manor House
- Approximately 16.5 acres of beautiful formal gardens, stables, pastureland and footpaths leading to the river
- Six large double bedrooms; 4 refurbished bath/shower rooms
- Extensive modernisation by the current owner
- Planning permissions for further renovations
- Outbuildings including granary barn, cart lodges & workshop barns
- Approximately 5000 sq.ft of living space
- Excellent local schools
- A short drive from the train links and amenities of Woodbridge

Step Inside

As soon as you enter from the lobby into the grand central reception/dining hall the history hits you here. What a fantastic space, offering an array of possibilities whether an entertaining space, a grand formal dining room, a gym, office space or an expansive family room. The formal drawing room and office complete this wing whilst passing through the hall leads you to a cosy sitting room, stylish remodelled kitchen with AGA adjoining the fantastic family room and well organised utility space. Modern living within a historical home really is possible here. On the first floor, accessed by twin staircases, are four large oak floored double bedrooms offering beautiful views of the gardens, two bedrooms have contemporary well designed ensuites with one further tasteful family bathroom. The beamed bedrooms offer beautiful views of the gardens. Stairs lead to the second floor with two further ample double bedrooms, still oozing character plus a shower room making great use of space.

Making The Grade

The restorative work carried out here is breathtaking – from basic future proofing of installing a new oil fired heating system and private drainage system, rewiring, damp proofing, a security system and new roof, to the addition of the garden family room and refurbished bathrooms this home is ready for new owners to make their own history within these walls. Imagine who has walked on the smooth wooden floors, the conversations had in amongst the weathered beams, who has warmed their hands by the Tudor brick fireplaces... the incredible sensitivity of this restoration is clear with attention to detail and respect for the delightful oriel windows, grand octagonal chimneys, panel and studwork and impressive newel staircase. But here the new owners can relax and enjoy this home, renovated and ready to move in to.





KEY FEATURES

The current owners mentioned that “although the house is old, we felt safe and happy, it gave us a sanctuary and a feeling of security, it felt a privilege to live amongst the walls. We hosted great parties and celebrations here”.

Atmospheric Foundations

Breathe in the ages in the atmospheric drawing and sitting rooms with narrow beam work, oak panelling and beautiful wood floors. The stunning south west facing, glazed family room showcases the garden views and is a place you feel just surrounded by nature and with the bifold doors you transition to the garden so freely. Well established Wisteria adds to the beauty of this country home and tasteful York stone paved sun traps, allow you to find shade to read or a sunny spot to enjoy the warmer months. This expansive space offers room for everyone to gather, and chat and can be the cosy spot in winter too with the log burner a welcome modern addition. The Priory is positively flooded with light, due to its high ceilings and the addition of stunning glazed elevation family room and south facing rooms giving this home a bright and airy atmosphere. The owners now feel that “As our kids are growing up and have flown the nest, The Priory needs a bigger family to enjoy its space, history and incredible gardens.”

Step Outside

A five-bar gate and a long hedge lined driveway lead to a triple bay cart lodge and two storey brick granary barn plus plenty of parking for all, at the front of the house. A separate drive leads into a barn yard with further range of cart lodges, an adjoining store, general purpose workshop barn plus five box stable range with tack room. The breathtaking English country formal gardens extend to 2.5 acres and consist of a series of defined “garden rooms”, thoughtfully planted to offer scent and colour for your senses to enjoy, yet separated by mature yew and other evergreen hedges and trees. A pretty wildflower meadow leads to a magical pond garden sheltered by a Yew hedge plus a kitchen garden and new greenhouse, a perfect area for the green fingered. Paddocks, woodlands and a lime walk of 75 trees linking with footpaths lead down to the Deben Valley and the river allowing wonderful country walks from your own home.

































INFORMATION



PLANNING PERMISSION & PLANS FOR A RE-MODELLED KITCHEN & LINKING GRANARY CONVERSION

The brick former granary barn, which also includes the plant room for the house, stands adjacent to the house and has detailed planning permission and Listed Building Consent for conversion to create a linked entrance/reception hall, with a studio room above, along with a re-modelled kitchen/dining room.
East Suffolk Planning Reference DC/21/3173/LBC

On The Doorstep

The Priory sits on the edge of the popular and thriving village of Brandeston, in the Deben Valley, a designated special landscape area. Brandeston is home to Framlingham prep school, a fantastic local pub, and an active local community and enjoys a rural location. Easily accessible are Framlingham (5 miles) and Woodbridge (10 miles) which both offer an excellent range of local shopping and services, as well as top performing schools in both the private and state sectors. Woodbridge and Ipswich (15 miles) connect to London Liverpool Street Station, whilst the Suffolk Heritage Coast, is about a 30 minute drive to the east.

Directions

From Diss head south on the A140 and turn left at Earl Stonham on to the A1120. Follow the road to Earl Soham and turn right onto the Brandeston road. Follow this and it turns into the Earl Soham road and the property is on your right.

What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [///important.collects.kindest](http://important.collects.kindest)

Services, District Council and Tenure

Oil Central Heating

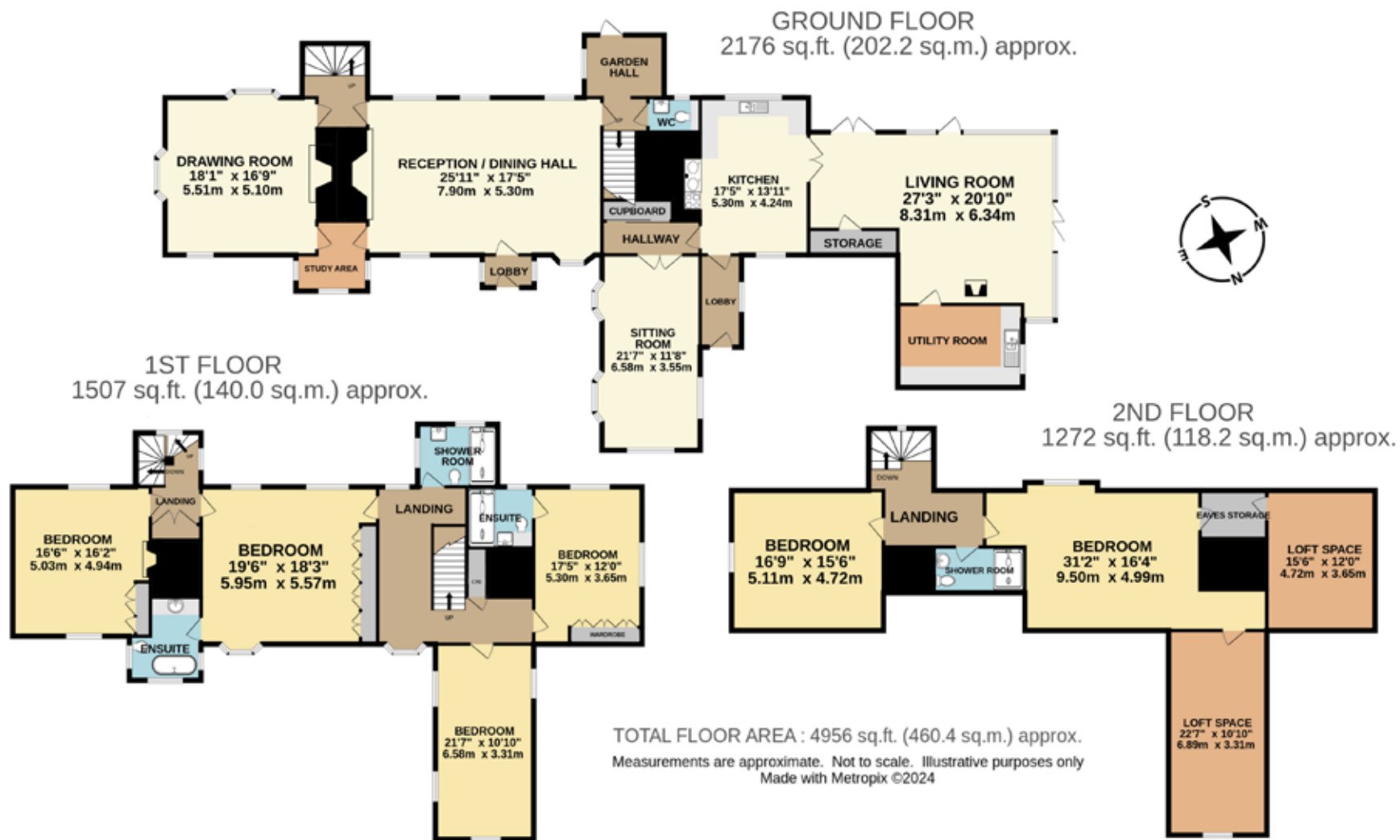
Private Drainage - Klargester Water treatment plant

Broadband Available - super fast broadband is available please check www.openreach.com/fibre-checker

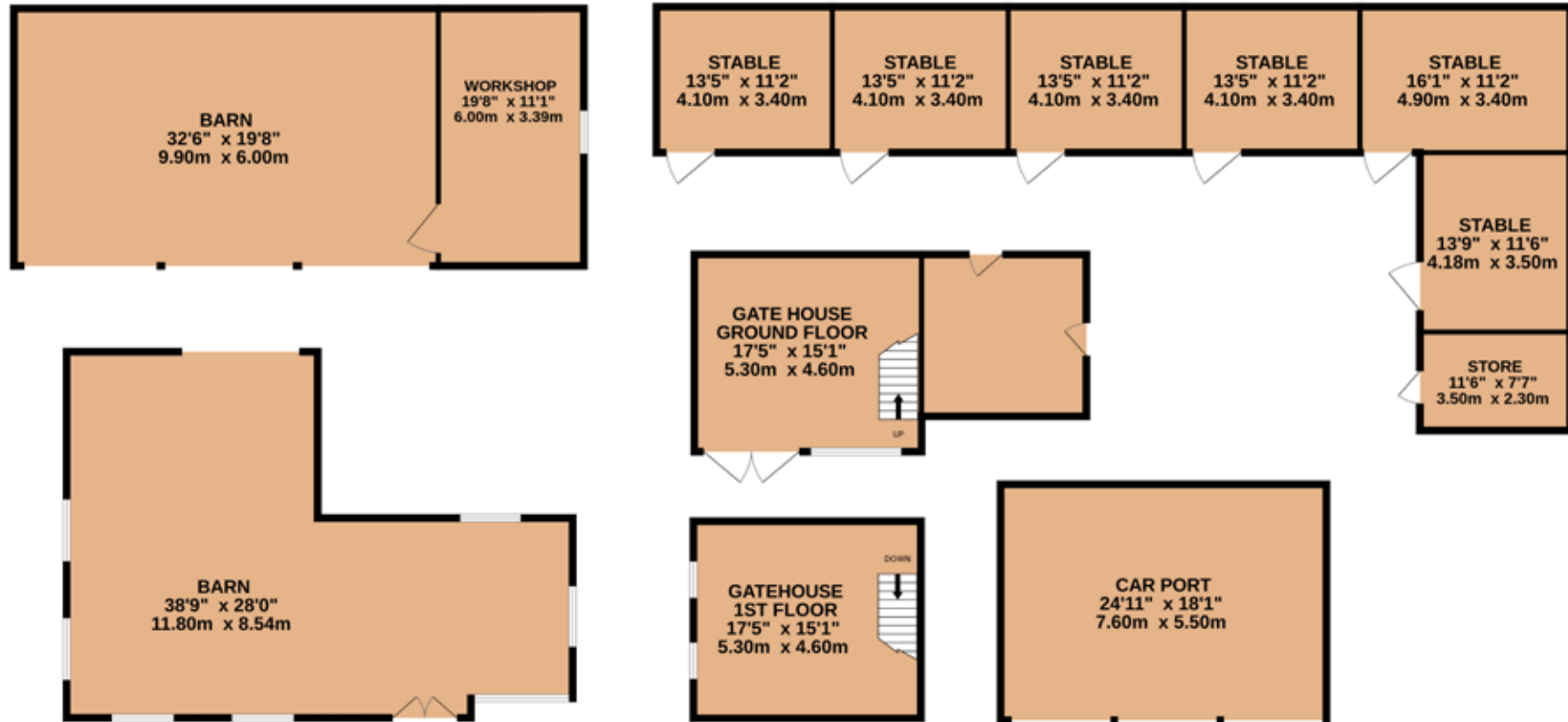
Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk - to check

East Suffolk District Council - Tax Band H Freehold





OUTBUILDINGS



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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