



Brook Hall  
Church Road | Crowfield | Suffolk | IP6 9TG

Freehold Guide Price £ 950,000







# Brook Hall

Nestling in the picturesque Suffolk countryside, this traditional, richly beamed, Grade II listed Suffolk long house was originally constructed in the Renaissance period of the 16th century. Set in beautiful gardens with an idyllic outlook over the duck pond, this Hall House boasts original floorboards, Suffolk latch doors and artistically exposed lath and plaster construction. In fact, everything one could desire in a historic country property. Unusually, it has the benefit of double glazing which was installed prior to obtaining listed status.

Located near the quiet village of Crowfield, this property is ideally situated for access to many popular destinations, with Ipswich twenty minutes to the south and Bury St Edmunds thirty five minutes to the north.



Brook Hall is approached via a long private driveway, through a wide metal gated entrance onto a good-sized gravel parking area with adjacent garage.

The front door opens to:

### **Kitchen**

Individually constructed wooden cabinets offer copious base storage under a marble effect laminate worktop with decorative tile splashbacks. There is an integral dishwasher, large double Shaws original Belfast style sink under the window and a range style cooker with seven gas rings and hotplate, fuelled by calor gas, with two ovens and grill which are run by electricity. There is a Rangemaster extractor and light assembly above, a built-in Bosch microwave and feature radiator. The central island houses a freezer and separate fridge, with a pop-up electrical socket with four outlets.

Door to

### **Utility/Boot Room**

Providing further base storage, water softener and space for a washing machine. There is a sturdy coat hanging facility and wall to floor cupboards to the opposite side.

Door to

### **Courtyard and outside Office**

This is an ample utilitarian area where the calor gas bottles are housed, 1200 litre oil tank and various recycling bins. An ideal dog exercise area or children's play space.

This area also has a large outside office with internet and filing/storage room.







Separating the kitchen from the breakfast room are original vertical beams with a step down to

### **Breakfast Room/Informal Dining**

Double doors lead to an outside patio, and dining area, excellent for outside entertaining. This room has bespoke cupboards, drawers and tiles to match the kitchen, and offers a large amount of storage space. There is a granite basin for drinking water and glass washing.



### **Formal Dining Room**

An attractive beamed room, with a large inglenook fireplace, which still retains some traditional features from bygone eras. A latched door conceals a hot cupboard which houses the oil central heating unit and is ideal for drying purposes.



Step up to

## **Lounge**

Another attractive beamed room, carpeted throughout with a characterful staircase at the far end, leading to the second floor. There are windows on both sides which give the room a light aspect and the owner assures us it is amazingly cool on hot summer days. There is another large attractive inglenook fire-place which is used during the winter, and gives out amazing heat.

Staircase leading to first floor landing with feature original floorboard display area. Easy access loft hatch.

Door to

## **Shower Room**

Half panelled with low level WC, glass basin over double vanity cabinet. Large fully tiled shower cubicle, heated towel radiator and extractor.

Opposite the staircase, glazed doors lead from the lounge to

## **Study/Snug**

With doors to the garden and duck pond, this room still has the original oak floor, with an open fire and wooden mantel. This lovely study would make a welcoming warm snug, games room or fifth bedroom.













Wooden staircase to first floor landing with feature original floorboard display area. Easy access loft hatch over. Doors to

### **Principal En Suite Bedroom Suite**

Original wood flooring runs through the lobby and dressing area with unique Chinese antique storage cupboards/hanging clothes store. The large carpeted bedroom has dual aspect windows with amazing views over the garden, pond and fields, which renders a large amount of light to the room. There is an ornamental fireplace and mantel.



The original wood flooring is carried through the bathroom which has a glass protected display of the exposed lath and plaster construction. The attractive original wooden beams are an added feature in this room. The window shares the same views as the bedroom over the pond, gardens and fields. There is a large walk in shower, low level WC and basin with marble work-surface over a triple vanity storage cabinet. Heated towel radiator and mirror with incorporated lights.





### **Long Hall**

Leading to the other three bedrooms and family bathroom. There is also an ample, latched door, airing cupboard.

### **Bedroom Two**

Standard sized double bedroom with window to the garden. There is one large integral cupboard and another walk-in clothes storage facility.



### **Bedroom Three**

A large double bedroom with mood lighting. The window to the far-side offers excellent views of the back garden.





### **Bedroom Four**

An attractive example of characterful beams in this bedroom, with original wooden flooring. Again, excellent views of the back garden.



### **Family Bathroom**

Situated at the end of the hall, this attractive bathroom has a bath with mixer shower, low level WC and wash basin. There is a mirrored cabinet with integral light, radiator and extra electric fan heater.



## Outside

The mature gardens surround the house and are laid to neat lawns interspersed with flowering shrubs and mature trees. The duck pond is a delight and creates an idyllic English country garden feel. There is a skimmer system which aids maintenance of the pond and prevents the build-up of green surface matter. There are various areas of gravel and paving separated by arches and trellis style fencing. This area is an ideal situation for al fresco dining and secluded relaxation. There is an outside building with WC and basin which could be re-designed to incorporate an outside kitchen area.



## Kitchen Courtyard

This is by the main entrance and has an old four stable building, currently used for storage but ideal for development into a self-contained annexe. It has power and lighting.

## Double Garage

Large garage, half of which has been re-designed to form an outside office with a personnel door to the outside utility area. The remaining half forms a garage suitable for two vehicles with additional storage in the eaves. There is outside motion sensor lighting.







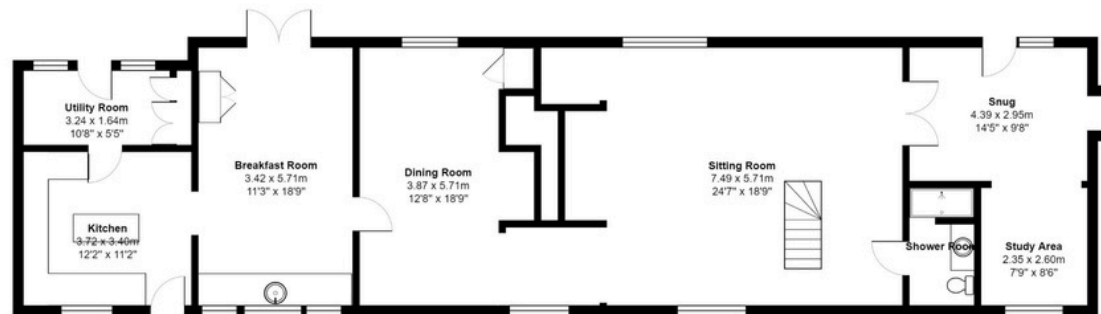


**Garage & Office**  
Area: 52.9 m<sup>2</sup> ... 569 ft<sup>2</sup>

**Stables**  
Area: 27.2 m<sup>2</sup> ... 293 ft<sup>2</sup>



**First Floor**  
Area: 117.2 m<sup>2</sup> ... 1261 ft<sup>2</sup>



**Ground Floor**  
Area: 133.2 m<sup>2</sup> ... 1434 ft<sup>2</sup>

Total Area: 330.5 m<sup>2</sup> ... 3558 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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## Services

We are advised by the Vendor that the property benefits from mains electricity and water. Drainage is via a Klargestor system within the grounds. The central heating system is oil fired. The oven is fuelled by bottled calor gas for the hobs and electricity for the ovens.

## Possession

Vacant possession upon completion.

## Agent's special notes

We are advised by the vendor that the adjacent post-war farm buildings consisting grain silos and galvanised storage barns are to be replaced by three new characterful properties, which will be weather-boarded and Suffolk tiled. Full planning permission has been granted and Heritage have agreed the design. These new houses will not, in any way, infringe on the privacy afforded at Brook Hall and plans are available on request. Plots may be available by separate negotiation.

## What three words

///moods.sweeper.daydreams

## Council Tax

Mid Suffolk – Band F – 2024/25 £3049.86

## About The Area

Situated in a rural environment, with a shared private roadway stretching between two fields, Brook Hall is in an enviable position of peace and tranquility. It is minutes away from the villages of Crowfield, Pettaugh and Coddensham (with village shop and post office) with quick and easy access to the A140 and A14. The dog friendly Crowfield Rose public house is just one mile from Brook Hall and so just a brisk walk away. Stonham Barns, the mid-Suffolk show ground, is a five minute drive away, with numerous shops, restaurant and children's fun area. The well known Swiss Farm butchery is only eight minutes away.

Crowfield is positioned nine miles north of the County Town of Ipswich, providing easy access to the A12 trunk road to London and A14 to Cambridge/the Midlands. Ipswich and Stowmarket Railway Stations, both serve transport to London Liverpool Street, with travel time of just over an hour.

## Viewing Arrangements

Strictly via the Vendors Agent –  
Fine and Country Ipswich – 01473 289700  
Out of hours – Mark Halls MRICS –  
Managing Director – 07770 814748





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