



**Bacton Grange,  
Bacton,  
Suffolk.**

**DAVID  
BURR**



# Bacton Grange, Rectory Road, Bacton, IP14 4LE

Bacton itself is a well-regarded and historic Suffolk village with a strong sense of community, surrounded by attractive countryside yet conveniently positioned for access to nearby market towns. The nearby market town of Stowmarket, approximately ten minutes' drive, provides mainline rail services to London Liverpool Street in just over an hour. The A14 offers convenient access to Ipswich (approximately 20 minutes) and Cambridge (approximately 45 minutes), while the A140 provides a direct route to Norwich (approximately 45 minutes). London Stansted Airport is also within easy reach, at around one hour by car.

Bacton Grange occupies a private, established setting on the edge of the village, approached via a sweeping driveway and set well within its grounds. The house offers exceptionally well-balanced accommodation arranged over three floors, centred around an impressive 38ft kitchen/dining room and complemented by a series of elegant reception rooms including a generous sitting room, library and study, providing both flexibility and a natural flow ideally suited to modern family living and entertaining.

## **A beautifully positioned Victorian country house set within approximately 6.5 acres, offering over 7,700 sq ft of accommodation together with a tennis court, outdoor swimming pool and far-reaching countryside views, all within easy reach of mainline rail links to London.**

### **Key Features**

- Elegant Victorian home with a wealth of original features.
- Double-gated driveway leading to an attractive front garden with specimen trees, ensuring privacy.
- 6.5 acres (STS) incorporating a wildflower meadow, orchard, and grazing paddock.
- Expansive reception rooms, ideal for entertaining and family living.
- Stunning kitchen/breakfast room, bathed in natural light, featuring an electric AGA.
- 11 bedrooms including five spacious double bedrooms, including a principal suite with ensuite and countryside views.
- Private tennis court, heated outdoor pool and adjoining pool house and gym area.

Bacton Grange is a substantial and elegant Victorian country house, occupying a private and established setting within grounds extending to approximately 6.5 acres, on the edge of the highly regarded Suffolk village of Bacton.

Set well back within its grounds and approached via a sweeping driveway, the house enjoys an immediate sense of arrival. Its attractive gabled elevations, tall chimney stacks and mellow brick façade reflect its period origins, creating a striking yet balanced architectural presence.

Extending to approximately 7,755 sq ft, the accommodation is arranged over three floors and offers a rare combination of scale, character and practicality. At the heart of the house lies an impressive 38ft kitchen/dining room, forming the natural hub of daily life, complemented by a series of elegant reception rooms including a generous sitting room, formal reception spaces, a library and a study. These rooms provide both flexibility and flow, equally suited to family living and entertaining on a larger scale.

The bedroom accommodation is centred around a well-proportioned principal suite with dressing room and en suite bathroom, alongside a number of further double bedrooms, several of which benefit from en suite facilities. The second floor provides additional bedrooms and adaptable space, ideal for guests, older children or those seeking to work from home.

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The grounds are a particular feature of Bacton Grange, extending to approximately 6.5 acres and comprising sweeping lawns, mature specimen trees and a picturesque pond bordered by weeping willows. The surrounding countryside provides a beautiful backdrop, enhancing the sense of privacy and space.

The lifestyle offering is exceptional. A private tennis court and a heated outdoor swimming pool with adjoining pool house create an environment ideally suited to both relaxation and entertaining. A range of outbuildings further enhances the flexibility of the property.

**SERVICES:** Mains water, oil-fired central heating and private drainage.

**NOTE:** None of these services have been tested by the agent.

**LOCAL AUTHORITY:** Mid Suffolk District Council – G

**EPC RATING:** TBC.

**BROADBAND AND MOBILE:** Please see our website and Ofcom.org.uk for further details

**VIEWING:** Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

**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 whatever 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.





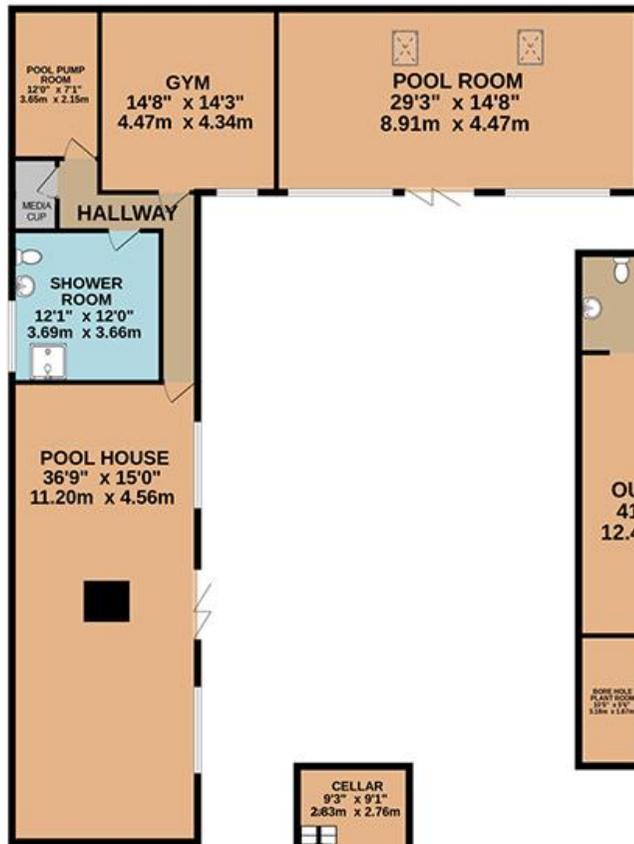
**TOTAL FLOOR AREA (approx.)**

Accommodation: 7744 sq.ft (719.4 sq.m) -

Outbuildings: 2203 sq.ft (204.7 sq.m)

Measurements are approximate. Not to scale. Illustrative purposes only.

Produced by HomeSight Studios for David Burr Estate Agent.



2ND FLOOR  
1162 sq.ft. (108.0 sq.m.) approx.



1st FLOOR  
2649 sq.ft. (246.1 sq.m.) approx.



GROUND FLOOR  
3848 sq.ft. (357.5 sq.m.) approx.

