FLEMINGS HALL
BEDINGFIELD • SUFFOLK
A STUNNING FULLY MOATED LISTED ELIZABETHAN MANOR HOUSE WITH MEDIEVAL ORIGINS

ACCOMMODATION

**Main House:** 7 bedrooms • 3 bathrooms • reception hall • great hall • drawing room • dining room • sitting room • study • kitchen/breakfast room • laundry • boot room • wine store • cloakroom

**Entertaining Barn:** Open plan room with kitchen • shower room • decked terrace

**Studio Complex:** Covered walkway • reception room with kitchenette • cloakroom • bedroom • studio/living room • bathroom • shower room • kitchen • recording studio/bedroom

**Outbuildings:** Triple bay cart lodge • workshop • 16th century thatched barn • extensive garden & machinery stores • beautifully mature moated gardens • pond & kitchen gardens • covered seating loggia • outdoor plunge swimming pool

IN ALL ABOUT 5.3 ACRES

OFFERS INVITED
Situation
Positioned in a quiet rural location, Flemings Hall sits centrally within its moated gardens and grounds. The nearby hamlet of Bedingfield is positioned between the villages of Debenham and Eye which provide for day to day needs. Nearby Framlingham, with its magnificent 12th century castle, provides a vibrant destination with a weekly market and an array of local shops, various pubs and cafes. The larger towns of Diss and Ipswich are both within an easy drive and provide a wider range of facilities including good shopping centres and direct trains to London’s Liverpool Street Station.

Distances & Times
- Debenham 3 miles
- Eye 5 miles
- Framlingham 7 miles
- Diss 7 miles (London’s Liverpool Street Station from 90 minutes)
- Ipswich 15 miles (Liverpool Street Station from 60 minutes).

History
The site of Flemings Hall was gifted by William of Normandy to one of his Knights, Ogerus de Pugeys, following the Norman conquest in 1066. Ogerus de Pugeys subsequently assumed the name Bedingfield after the Saxon name for the area. The house was owned by the Bedingfield family for some 900 years until 1934. Notably during this time Sir Peter Bedingfield fought alongside the Black Prince at the battle of Crecy in 1346 and was present at the subsequent siege of Calais and descendants of the family include Sir Henry Bedingfield, Privy Councillor to King Edward VI and Queen Mary I and custodian of Elizabeth I during her imprisonment at the Tower of London. The house stands at the centre of a defensive fortified moat system, partly brick lined and typical of a Medieval site. Flemings Hall is described together with the Bedingfield family, in the Domesday Book with several entries. In the 1960s the photographer, Angus McBean, acquired the house and lived there until the mid 1980s during which time he embarked on a restoration programme. Subsequent owners have brought the house and grounds fully up to date.
Description

Main House

Listed Grade II* of special architectural or historical interest, Flemings Hall is an outstanding manor house of Medieval origins surrounded by a Saxon moat. The central part, The Great Hall, is believed to date back to 1306. The house is constructed around a medieval core with a king post roof forming a long straight front with a brick two storey porch built around 1550 and shaped Flemish gabled ends each topped by four octagonal chimney stacks. Internally there are many exposed oak beams and rafters, several of which are carved and the two upper floors still retain their original 16th century flooring. On every floor there are four-centred arch brick Tudor fireplaces and impressive oak panelling and fascinating features can be found throughout the house.

Of particular note is the splendid Great Hall with a superb fireplace, carved oak mantelpiece and full height linen fold chimney breast. One full library wall fitted with book shelves conceals a door to the dining room, which has richly carved late Jacobean oak panelled walls and two archways with decorative oak mouldings open on to the breakfast room. The drawing room has delightful views over the eastern terrace. The kitchen/breakfast room offers a range of units by Plain English, 5 oven AGA and walk in larder. The first floor is reached by two impressive exposed oak staircases.

The property has been renovated and adapted to an exceptionally high standard throughout and zoned to control both heating and electricity remotely.
Flemings Hall

Approximate Gross Internal Floor Area
648 sq m (6,961 sq ft)

For identification purposes only. Not to scale.
Outside

The grounds of Flemings Hall are entered via electrically operated wooden gates, down a graveled drive to one side of which stand the triple cart lodge and workshop. The drive continues over the moat and culminates in a graveled parking sweep.

Carved oak pergolas lead to the reception hall and to the Entertaining Barn which has recently been renovated with a vaulted room that incorporates a kitchen and open plan living space with bi-fold doors out on to a decked terrace with steps down to the pond.

To the south-east of the Entertaining Barn lies a delightful covered seating loggia with open fireplace and an open air heated plunge swimming pool, which sits in a partially walled area of the garden.
The Studio Complex lies to the south and offers substantial and versatile additional accommodation. In front of this sits a 16th century Thatched Barn with double doors and a concrete floor, these outbuildings are surrounded by lawns and enclosed on one side by the moat and on the other by hedges.

To the west of the Entertainment Barn a wooden bridge leads over the moat to a carefully maintained kitchen garden. A series of raised beds surround a centrally positioned seating area which opens in two directions to pergolas covered with espalier trained fruit trees flanked by trimmed box hedges.

To the north of Flemings Hall is a symmetrical yew circle accessed by four matching entrances. A central path leads out through a small orchard into the formal gardens. A series of beds, bordered with box hedges and filled with roses and anemones are surrounded by mature pleached limes. This then leads into a further area of formal rose and herbaceous borders planted with specimen plants including irises, lupins and delphiniums punctuated with topiary box spheres.
Flemings Hall, Outbuildings

Approximate Gross Internal Floor Area
660 sq m (6,996 sq ft)

For identification purposes only. Not to scale.
Lawns with a central path pass over a bridge with low red brick walls and on to double wrought iron gates with intricate decorative tracery. The gates are set in heavy brick columns topped by stone acorns and are reputed to have been designed some time between 1916-33 for the 2nd Duke of Westminster by Detmar Blow during his tenure as surveyor to the Duke’s estates.

The gardens and grounds are entirely enclosed by the moat and surrounded by thick hedges, bushes and mature trees. To the west, boats can be launched into the moat from a wooden jetty.

**Services**
- Mains electricity and water
- Private drainage
- Oil fired central heating
- Extensive burglar alarm systems

**Postcode**
IP23 7QF

**Tenure**
Freehold with vacant possession

**Viewing**
Strictly by appointment with Savills.

**Directions**
From London take the A12 bypassing Chelmsford and Colchester. At Ipswich bear onto the A14 signposted Bury St Edmunds. After about 5 miles turn onto the A140 signposted Diss and Norwich. After about 4 miles in Earl Stonham turn right onto the A1120 signposted Debenham. Follow the signposts to Debenham and continue through the village towards Eye on the B1077 for approximately 5 miles. Turn right at Bedingfield and in the hamlet of Bedingfield turn left at the T junction and immediately right signposted Worlingworth. Take the first available right opposite the church and Flemings Hall will be seen set back on the left hand side after 1 mile.

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