



FINE ELIZABETHAN MANOR HOUSE

BALLINGDON HALL, BALLINGDON HILL, SUDBURY, SUFFOLK, CO10 7LH

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A fine Elizabethan Grade II* Listed Manor House • 3 reception rooms • orangery • kitchen/ breakfast room • utility/engine room • two cloakrooms | First floor 6 bedrooms • 4 bath/shower rooms
 Second floor: 5 bedrooms • 2 bath/shower rooms
 Flat: Open plan kitchen/sitting room • 3 bedrooms • bathroom • downstairs bedroom • kitchenette • shower room • Outside: Mature gardens and woodland • 4 garages • In all about 21 acres.
 Long Melford 2.6 miles, Colchester 15 miles (London Liverpool Street 50 minutes), (All mileages and times are approximate)



Situation

Ballingdon Hall is a beautiful Elizabethan mansion, nestled on a hillside just outside the Suffolk town of Sudbury with unbroken views across the Stour Valley. The property is within easy reach of the market town of Sudbury, which has more than adequate day to day shopping facilities. Ipswich and Colchester offer a much wider range of shopping, educational and recreational facilities and the commuter can take advantage of train services to London's Liverpool Street Station with the journey taking approximately 50 minutes from the latter, a branch line connection is available from Sudbury.

Description

Ballingdon Hall, is listed Grade II* as being of Architectural and Historic interest. The property is believed to date from 1593 and built by Sir Thomas Eden and is a fine lofty building of three storeys and constructed of a timber frame and plastered under a peg tiled roof. The front has gables projecting out on brackets, four 2-story bay windows and a mullion transom. The windows are all varied but mostly leaded and internally the property boasts a wealth of features, exposed timbers, well-proportioned rooms with high ceilings and large windows allowing for light filled rooms.

The house has a fascinating history including the Earl of Essex seeking refuge there whilst being out of favour with Good Queen Bess, however more recently, in 1972, the current owners decided to transport the Hall in its entirety a substantial distance up the hillside, due to an encroaching development. The move took almost one year to complete, and the restoration that then took place over four years was masterly. Elizabethan oak and brick were sourced from all over England to ensure authenticity. The ground floor accommodation comprises a wonderfully impressive Grand Hall with an inglenook fireplace with wood burning stove and two bay windows. A sitting room in turn

leads through to a spacious drawing room with extensive panelling and bay window seat. The Orangery is also accessed off the Grand Hall and has under floor heating and a lead roof. The focal point of Ballingdon Hall is undoubtedly the kitchen/breakfast room. The central working island sits upon a herringbone tiled floor, surrounded by base and wall mounted units. The ovens, dishwasher and fridge are all Neff as is the Neff Ceramic hob. The worktops are tiled and one a marble slab. The utility room also benefits from base and wall mounted units, an additional oven, French doors out and gives access to the engine room.



The First floor provides six bedrooms and four bath/shower rooms as well as a cloakroom with the second floor consisting of a further five bedrooms and two additional bath/shower rooms.

The Annexe

The flat / annexe is situated behind the garages and the accommodation consists of an open plan kitchen / sitting room, three bedrooms, a bathroom, as well as a downstairs bedroom, kitchenette and shower room.

Outside

The property is set well back from Ballingdon Hill and approached by a gravel drive which culminates in parking for several vehicles alongside the house in front of the garaging.

The gardens are mainly laid to lawn with undulating grass walkways, dells and three attractive ponds. There are many fine old trees and the boundary is surrounded by woodland providing the property with a high degree of privacy and seclusion.

Agents Note

Pursuant to Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the sale of this property. The property being sold, is owned by a relative of a Director of Nicholas Percival Estate Agents & Chartered Surveyors.





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract. **SERVICES:** Mains electricity, water and private drainage are connected. **TENURE:** The property is being offered for sale via private treaty freehold with vacant possession upon completion. **LOCAL AUTHORITY:** Babergh District Council, Tel 01206 282 222. **COUNCIL TAX:** Band H. **RIGHTS OF WAYLEAVES & EASEMENTS** The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not. **VIEWINGS:** Strictly by appointment via Sole Agents Nicholas Percival (01206 563 222 / sales@nicholaspercival.co.uk). We routinely refer clients to Flagstone Mortgages for independent mortgage and protection advice. It is your decision whether you choose to deal with Flagstone Mortgages. In making that decision, you should know that we receive gratuities from Flagstone Mortgages worth approximately £50 per transaction. **NICHOLAS PERCIVAL** are proud to be members of;

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Gross internal floor area (approx):

883.3 sq m / 9509 sq ft (Excludes Restricted Head Height & Includes Annexe)

For Identification only - Not to scale

Niche Communications



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