



Hall House
Marks Lane | Santon Downham | Brandon | Suffolk | IP27 0TL

Fine & Country are delighted to introduce this rare and characterful residence, nestled in the heart of the picturesque village of Santon Downham. With three generous double bedrooms and a beautifully appointed one-bedroom self-contained annex, this exceptional home offers both versatility and charm. Showcasing striking flint and brick exterior detailing, the property makes an immediate impression, framed by a large, manicured front garden and the original curved steps from the historic Downham Hall. The expansive south facing rear garden, lovingly maintained by the current owner, completes this idyllic countryside home.





STEP INSIDE

Hall House

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Upon entering Hall House, you are greeted by a generous conservatory style entrance hall that forms the central connection between the main residence and the self-contained annex. From here, the home naturally draws you into the heart of the main house, a warm and welcoming Kitchen/Breakfast Room. This sociable space features a range of fitted floor and wall units, integrated oven, induction hob with extractor canopy above, integrated fridge, and dishwasher, along with concealed over counter lighting. Character beams add to the charm, creating a cosy yet functional setting for everyday living. Just off the kitchen lies a convenient utility room with further storage, space for laundry appliances, and a back door offering direct access to the garden. A ground floor cloakroom with WC and hand wash basin adds further practicality. The Kitchen/Breakfast Room flows seamlessly into the Dining Room, a versatile reception space that could serve as a formal dining area, snug, or second living room. This beautifully light room is enhanced by dual-aspect picture windows that frame views of both the front and rear gardens. From here, step into the main Sitting Room, a spacious and inviting space with character beams and a striking brick inglenook fireplace, complete with an inset wood-burning stove. A nearby cupboard cleverly houses plant equipment, while the room opens into a spacious conservatory, offering panoramic views of the gardens, paddocks, and woodland beyond.

Upstairs, a large and airy landing serves as an ideal reading nook or home office, illuminated by a picture window that provides stunning views over the rear garden. The first floor hosts three generously sized double bedrooms. The Principal Bedroom enjoys a triple-aspect outlook, a dressing area with fitted wardrobes, and a luxurious en suite with corner bath, walk-in shower, bidet, WC, and twin vanity sinks. Bedroom Two is a perfect guest suite with fitted wardrobes, front-facing views, and a private en suite featuring a shower cubicle, WC, and basin. Bedroom Three is another spacious double, complete with rear garden views and built-in storage. A well-appointed family bathroom serves this floor, featuring an inset corner bath, walk-in shower, WC, hand wash basin, and bidet.

All windows were replaced in 2012 with high-quality hardwood windows.

The annex has its own private entrance, leading into a central hallway that connects all rooms. The double bedroom features fitted wardrobes and a pleasant outlook to the front. Adjacent is a contemporary bathroom with walk-in shower, vanity sink, bidet toilet, and built-in storage. Along the hallway, there is also a large airing cupboard housing a water softener and an immersion heater. The Sitting Room is a bright, wellproportioned space with dual-aspect windows, views over the rear garden, and sliding doors opening out onto the patio. The adjoining kitchen is well-equipped with fitted units, integrated electric oven and hob, stainless steel sink, and space for an undercounter fridge making this a fully self-contained and comfortable living space ideal for guests, extended family, or potential rental income.















STEP OUTSIDE

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The property is approached via a long, sweeping driveway that offers ample parking and leads to an exceptionally spacious garage. This versatile space, with windows overlooking the front garden and an electric up-and-over door, could easily serve as a studio or workshop. At the front, a beautifully maintained garden sets the tone, enhanced by the original curved stone steps a historic feature from Downham Hall which have been thoughtfully incorporated into a charming seating area, perfect for enjoying the peaceful surroundings.

To the rear, the south-facing garden opens into an expansive and thoughtfully designed outdoor space. Two distinctive ponds create a focal point one left natural to support and attract local wildlife, which at one point was the original circular water feature of Downham House, the other a manmade pond with fish. A wooden pergola, draped in wisteria, sits above a raised decking area that offers a picturesque spot to sit and take in views across both ponds. The garden has been carefully maintained, featuring a wide variety of mature trees, flowering shrubs, and colourful planting. A paved patio area beside the house is ideal for alfresco dining, while raised vegetable beds, a greenhouse, and a summer house sit toward the far end. Right at the very rear of the garden also features an historic Ha-Ha fence. The garden backs onto open paddocks and woodland, offering a real sense of space, privacy, and connection to the countryside.

LOCATION

Hall House enjoys a desirable position in the heart of Santon Downham, a peaceful and picturesque village set amidst the stunning natural beauty of Thetford Forest. Just 2 miles from the neighbouring village of Brandon and around 17 miles from the historic market town of Bury St Edmunds, the property offers the perfect balance between rural tranquillity and convenient access to local amenities. Santon Downham is particularly popular with those who appreciate the great outdoors, with an abundance of scenic woodland walks, cycling trails, and the meandering Little Ouse River running through the village a much-loved feature and a true haven for wildlife enthusiasts and those seeking a slower pace of life. This charming setting offers a strong sense of community, a rich natural landscape, and a calm, countryside lifestyle, all within easy reach of surrounding towns and transport links.

SERVICES

- EPC – C
- Council Tax Band – F
- Mains Drainage
- Mains Water
- Mains Electricity
- Oil Fired Central Heating
- Wood Burner
- Solar Panels

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

88 B	70 C
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Approximate total area⁽¹⁾

3000.76 ft²

278.78 m²

Reduced headroom

0.85 ft²

0.08 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

QIRAFFE 360



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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