



THE LIMES

THE GREEN | HARTEST | BURY ST EDMUNDS





CONTENTS

PART 1	1-2
<i>Introduction</i>	
<hr/>	
PART 2	3-8
<i>Main house</i>	
<hr/>	
PART 3	9-13
<i>Outbuilding (Annexe) / shop</i>	
<hr/>	
PART 4	14-18
<i>Floorplans, The Great Outdoors & Location</i>	
<hr/>	
PART 5	19-20
<i>Provenance</i>	
<hr/>	



INTRODUCTION

Turn a 'Bridgerton' dream into a reality with this unusual and significant development opportunity, situated on a highly coveted and picturesque village green.

This substantial Georgian Grade II-listed detached house, with adjoining former butcher's shop, occupies a prominent position with far-reaching views across the green in Hartest: one of West Suffolk's most favoured villages. Located betwixt Bury St. Edmunds to the north and Sudbury to the south - nine and ten miles respectively. English quintessence in its absolute form with an eclectic row of brightly coloured 'chocolate box' homes together with its distinctive red phone booth and post box.

Aptly named 'The Limes', the untouched Georgian home is approached along a leafy 'coronation' avenue of lime trees and is coming to the open market for the first time in 90 years.

Behind its handsome red brick façade, a wealth of original period features have been unveiled that add to the dreamy patina of the interiors.

Of note is a large outbuilding ripe for conversion as a detached annexe for multiple uses while the shop could be either converted or continued as a commercial entity by a prospective entrepreneurial buyer. All subject to planning consents.



We knew the property would yield some interior treasures, the scale and quality of these was a joy to unveil.

- James Sawyer, Director of Whatley Lane



The substantial and versatile accommodation is arranged across three floors and with the addition to a large outbuilding, measures in total 3,732 sq ft (346.6 sq m).

In preparing the property for showcasing, the agents sensitively pulled back the most modern superficial decorative layers, unpicking plywood and lifting carpets to discover distressed wall panel murals depicting oil on board 18th century countryside hunting scenes with wonderful patina (age unknown), near perfect original Victorian Minton tiles in the entire entrance hall, pristine wide oak plank Georgian period floorboards in the bedrooms and decorative cast-iron fireplaces.



Exposed Georgian floorboards, murals and fireplaces.



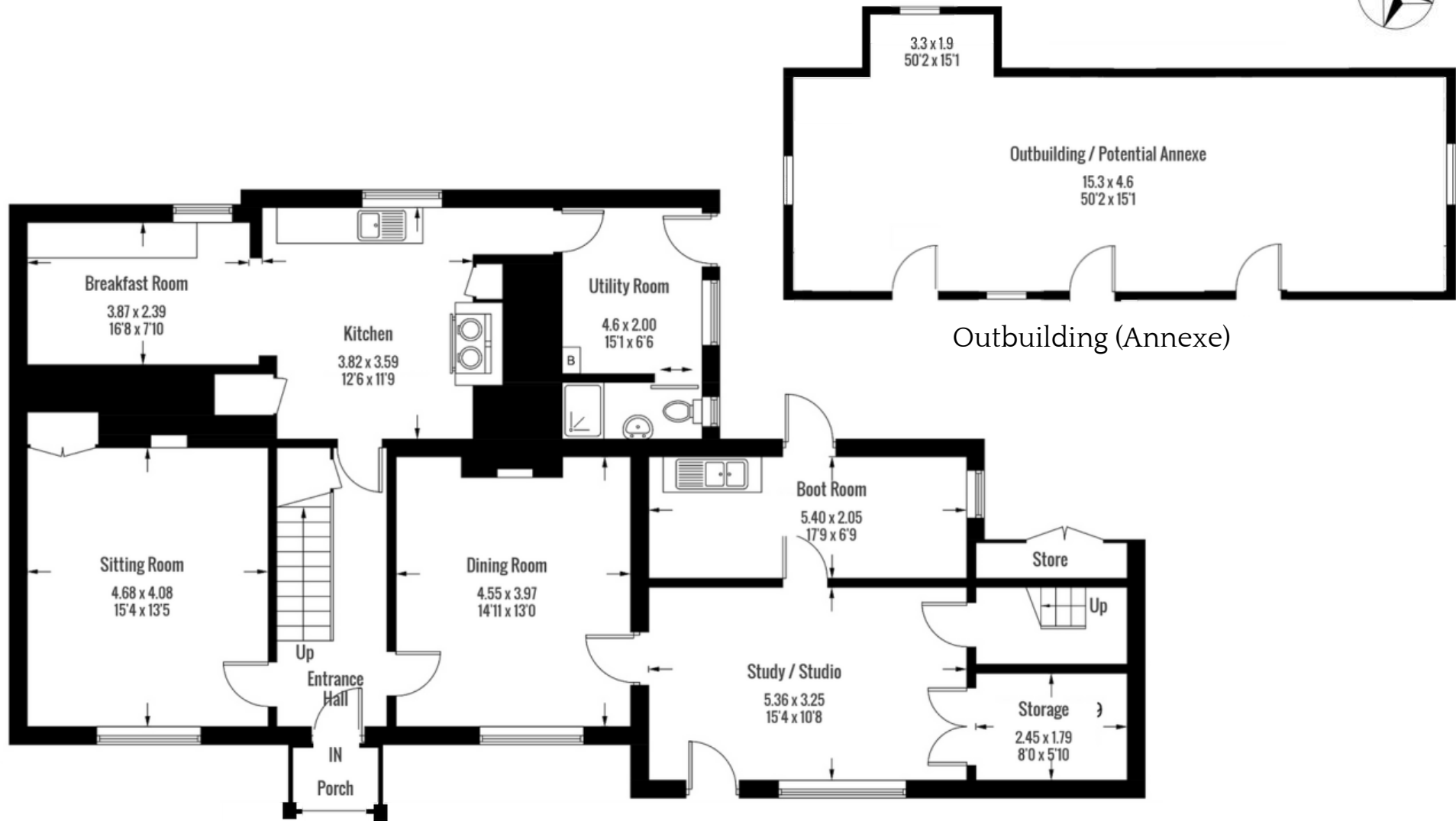
Set back from the road, 'The Limes' is approached along a leafy coronation avenue of lime trees enjoying far-reaching panoramic views across the picturesque village green. To the side, a five-bar field gate leads to extensive off-road parking with a double garage and in turn leads to the courtyard with its large outbuilding, currently used a workshop.

The detached structure lends itself to multiple uses and is ripe for conversion as an annexe for multi-generational living, or extended accommodation to the main house, or income generating as an AirBnB, or even a leisure complex, sauna and gym.

The adjoining shop could be used as a studio space, workshop or boutique.



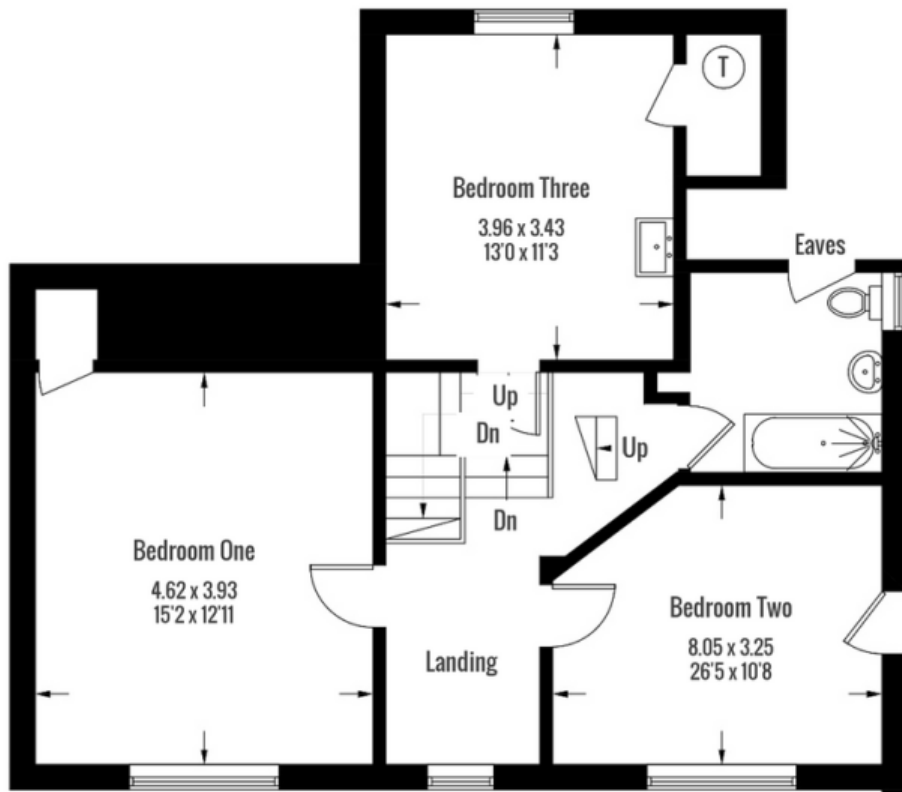
FLOORPLANS



Ground Floor

Approximate Gross Internal Area (GIA)
 Main House | 281.6 sq m or 3,031 sq ft
 Outbuilding (Annexe) | 65.1 sq m or 701 sq ft

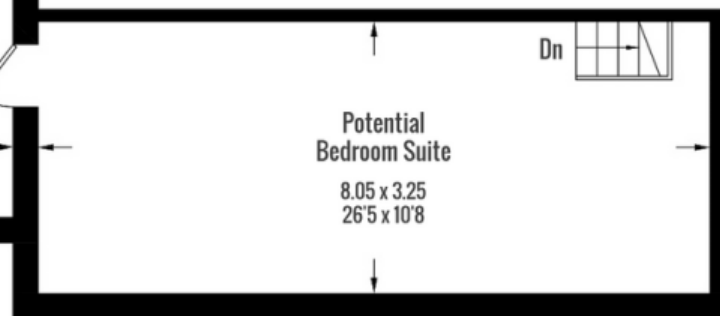
FLOORPLANS



First Floor



Second Floor



Approximate Gross Internal Area (GIA)
 Main House | 281.6 sq m or 3,031 sq ft
 Outbuilding (Annexe) | 65.1 sq m or 701 sq ft

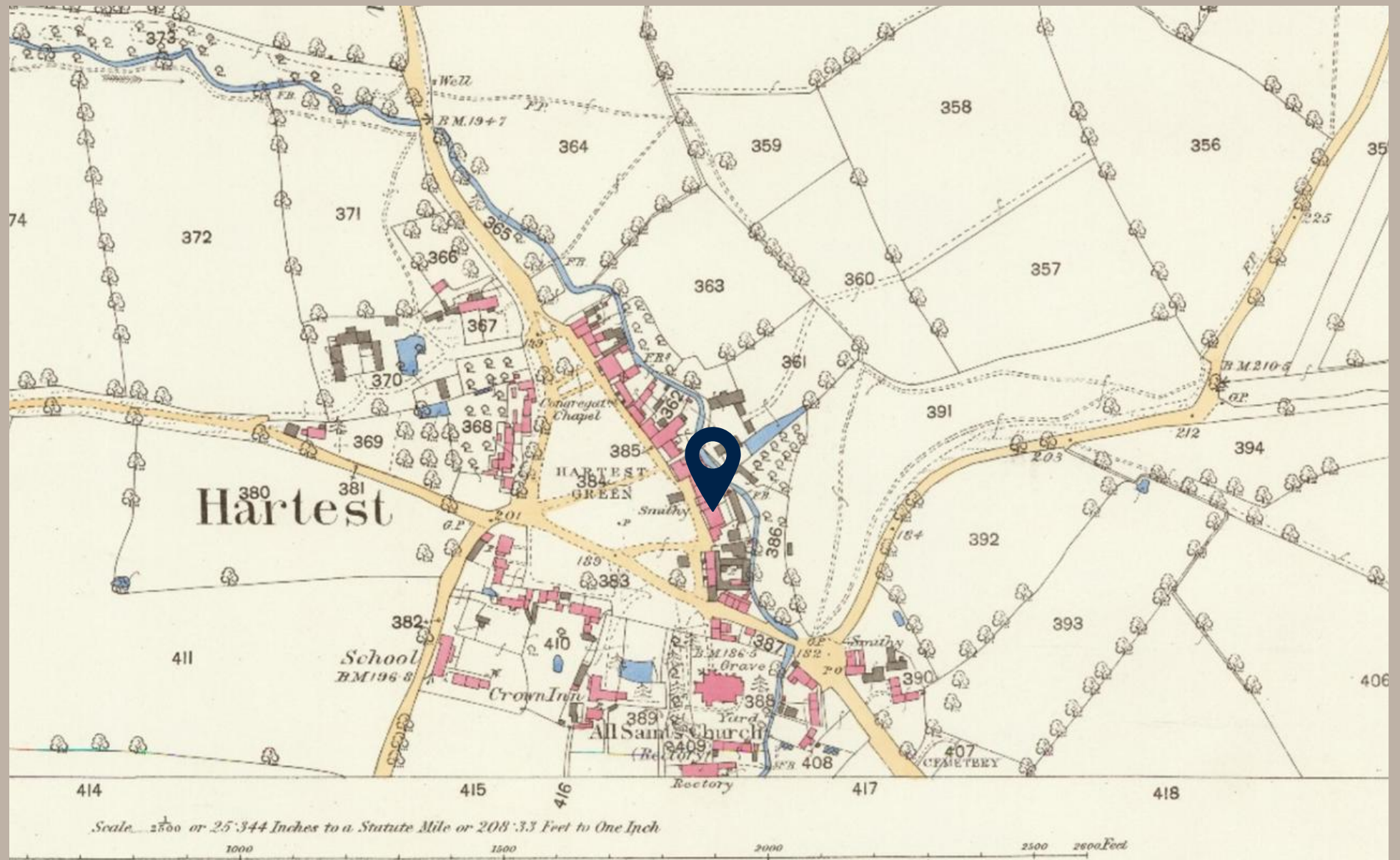
THE GREAT OUTDOORS

Enviably located; quintessential English green in one of Suffolk's most favoured villages with far-reaching views.

'The Limes' is situated in Hartest with its reputable gastropub 'The Crown', including freshly baked bread, located betwixt Bury St. Edmunds and Sudbury - nine and ten miles respectively. Both twice-weekly market towns and the latter provides commuter rail links to London Liverpool Street via Marks Tey. The University City of Cambridge is easily reached via the A14 east-west major road link, which is accessed at Bury St. Edmunds, and with the M11 providing a fast route to London. The surrounding undulating countryside is ideal for rambling, cycling and riding.



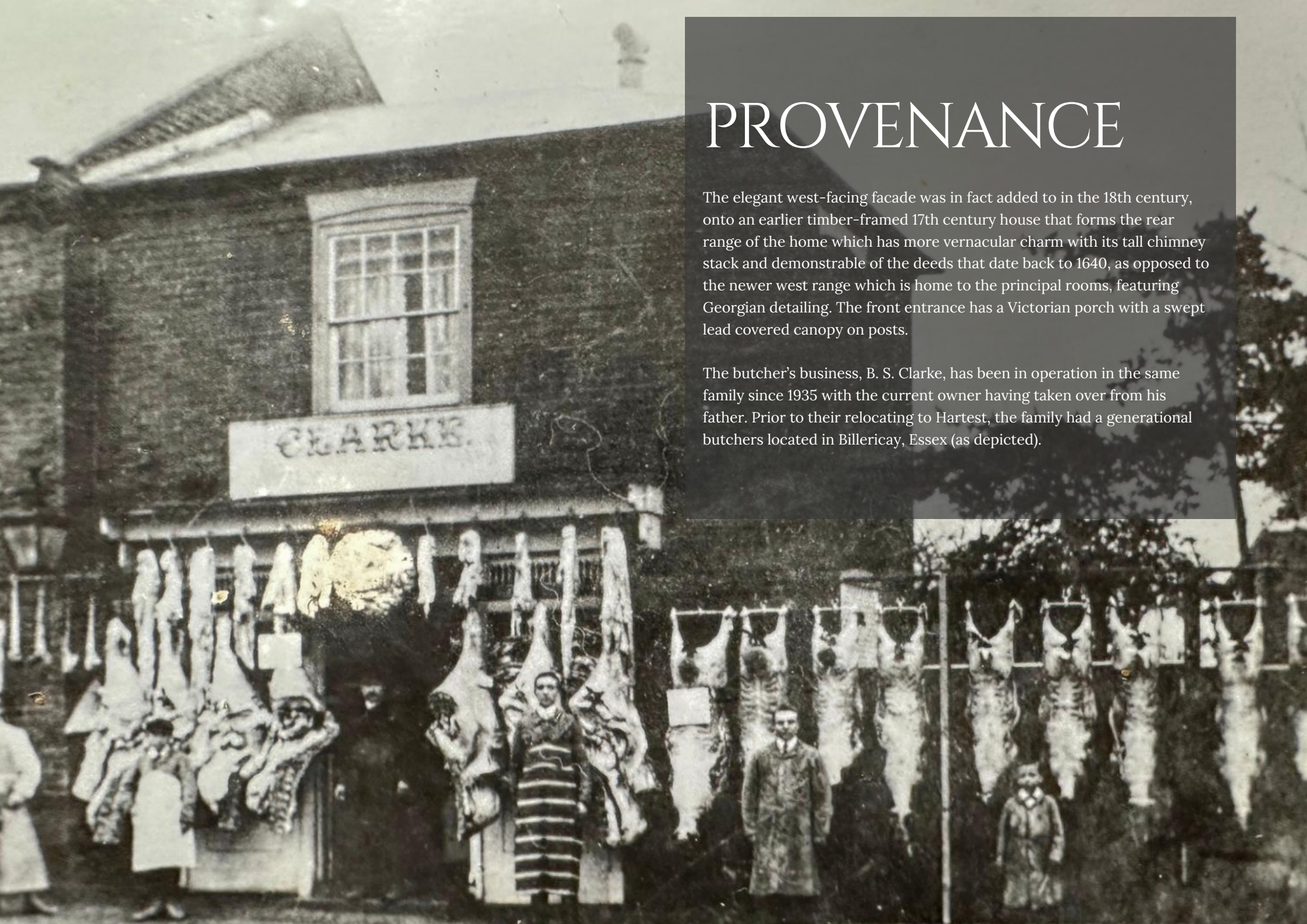
LOCATION



PROVENANCE

The elegant west-facing facade was in fact added to in the 18th century, onto an earlier timber-framed 17th century house that forms the rear range of the home which has more vernacular charm with its tall chimney stack and demonstrable of the deeds that date back to 1640, as opposed to the newer west range which is home to the principal rooms, featuring Georgian detailing. The front entrance has a Victorian porch with a swept lead covered canopy on posts.

The butcher's business, B. S. Clarke, has been in operation in the same family since 1935 with the current owner having taken over from his father. Prior to their relocating to Hartest, the family had a generational butchers located in Billericay, Essex (as depicted).



AGENT'S NOTES:

TENURE

The property is available for sale by private treaty on a FREEHOLD basis.

PLANNING

The former butcher's shop will require a change of use application, which is expected to take up to six months. Please contact the agent for any details.



SERVICES

Mains water, electricity, oil-fired central heating. Mains drainage. It is assumed all are connected, as none of these services have been tested.

LOCAL AUTHORITY

Babergh District Council (01284 763 233)
Council Tax Band F - £3,028.47 per annum (April 2024 - March 2025)

LISTED DESIGNATION & CONSERVATION AREA

The property is Grade II listed and falls within the Hartest 'Village Green' conservation area.



CLIMATE POSITIVE

We are conscious participants in the built environment, and rooted in the business is our tree planting mission.

For each sale and letting successfully completed, we cover the cost of tree planting by contributing part of our commission to worldwide reforestation projects through our impact partner: Ecologi.

*We're in the
business of doing
good business.*

- James Sawyer, Director of Whatley Lane

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property sold or let.**



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WORLD

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THE GREEN
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