

EH

EXQUISITE
HOME



CHARACTER AND CHARM

The historic village of Bures sits equidistant between Sudbury and Colchester, a mile or so from the Dedham Vale AONB. It has a primary school, station on the Gainsborough Line, two pubs, café, deli and a monthly farmers' market. Fast trains to London Liverpool Street depart from nearby Marks Tey (Bures is on the branch line) and the A12 and A131 are close enough to make this the perfect location for commuters. Standing on the High Street is this delightful late fifteenth century house, full of character and period features. With off street parking, an easy to maintain garden, two reception rooms, two bathrooms, five bedrooms, plus a versatile converted barn with accommodation arranged over two floors, this charming family home is full of period features, light, space and potential.





Standing on the historic High Street is this delightful house, thought to have been constructed in the later part of the fifteenth century, probably around the time that Henry VII came to the throne as the first of the Tudor monarchs. Simply awash with character and period features, it was bought by the owners as their family home in 1971. Unusually for a building of such great age, it is unlisted. Attracted by the village setting, large rooms, good schools and excellent transport links, it became a much loved family home for over fifty years. A wide drive to the left provides off street parking for three cars and the front door leads into the outer hallway. Throughout the house, there are ancient Suffolk Latch doors, certainly dating back hundreds of years, as well as reclaimed Victorian doors with original glass, adding very greatly to the character of this lovely building. To the left is the large dual aspect sitting room with exposed beams and a vast original inglenook fireplace with oak bressumer beam and a wood burning stove. The original niches are still to be seen in the brick of the fireplace along with decorative tiles. This charming room has always been the main family space and is perfect for Christmases, parties and celebrations. To the right of the outer hallway is the dining room which also benefits from exposed beams and an inglenook fireplace with an open fire, as well as a built in cupboard and a wooden floor. This bright and airy room is a wonderful space for intimate meals, Christmas lunches and dinner parties in front of an open fire. Leading off is the inner hallway, dominated by the beautiful open tread staircase, crafted from a single oak tree and custom built by a local carpenter. The kitchen is a good size with exposed beams and red quarry tiles on the floor. To the right of the hallway is the conservatory which opens out on to the paved garden to the rear. This is the ideal place for over-wintering tender plants and enjoying a coffee with a friend. The utility room has plumbing for a washing machine, a second sink and space for extra storage and the ground floor accommodation is completed by the accessible adapted three piece bathroom with bath and shower over.

Character Features

The oak staircase leads up to the landing with its open truss work and original exposed beams from which radiate two double bedrooms. One has a hand basin while another has a built in cupboard. There is also a mezzanine floor with skylight in the pitched roof, perfect for a teenager's bedroom, a hobby or dressing room. All the rooms are light and welcoming with exposed beams and have entirely different characters. At present, one is being used as a home office and extra sitting room. A small hallway off the landing leads to a third double bedroom, the family bathroom with bath and shower over and the principal bedroom with an exposed chimney breast and beams and with views over the garden. More modern in style, it is a quiet and private space with a flight of shallow steps leading to the family bathroom.



Simply Awash With Character



“This delightful home is thought to have been constructed in the later part of the fifteenth century...”



THE BARN INTERIOR:



LOCATION

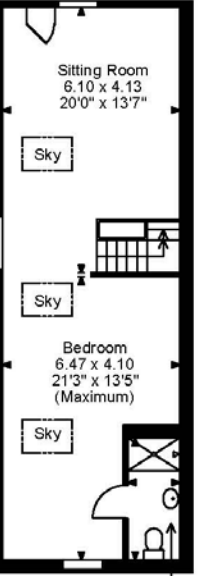
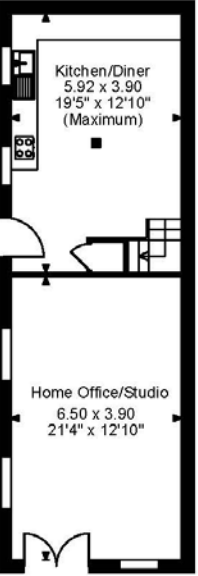
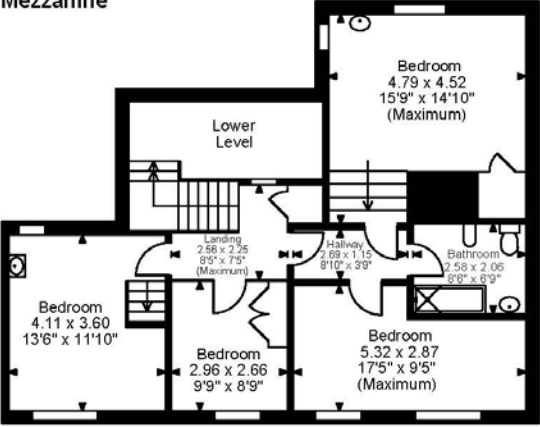
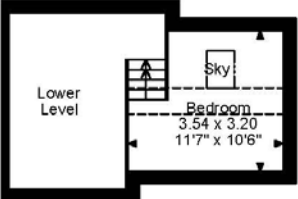
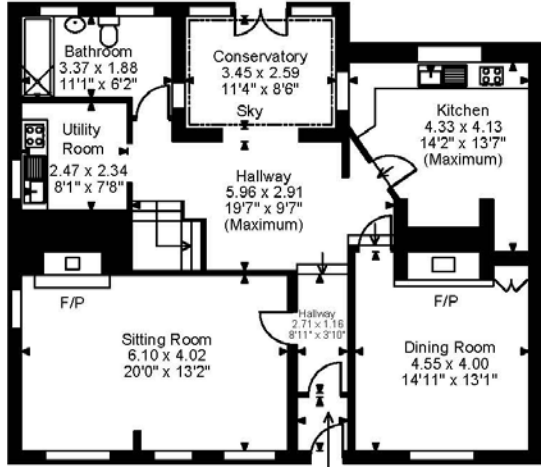
The garden is entirely paved and several mature trees provide dappled shade. It enjoys full sun in the mornings until the middle of the afternoon and is a tranquil and easy to maintain space. There is a useful shed and potential for container gardening. A beautiful and ancient black lap larch barn stands to the rear of the garden with contemporary accommodation arranged over two floors. On the ground floor is a kitchen/diner with a large home office next door, which could be converted into a reception room if desired. On the first floor is a smart shower room and open plan sitting room and bedroom into which natural light streams through three skylights. There are exposed beams giving it character and it is a spacious and versatile space. For artists, creatives or writers, it would make the perfect studio. It has always been used as guest accommodation but with the correct planning permission in place, it could equally be used as an Airbnb or holiday let.

Characterful, historic and in a wonderful village setting, this delightful house has been an important part of Bures for over six centuries and is now awaiting the next step in its journey.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	66 D
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Area
Main House = 2018 Sq Ft/187 Sq M
Barn = 1057 Sq Ft/98 Sq M
Total = 3075 Sq Ft/285 Sq M



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The position & size of doors, windows, appliances and other features are approximate only.
Denotes restricted head height
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