



THE
LARK
PARTNERSHIP

East Bergholt | Suffolk

A RARE OPPORTUNITY

Dating back to 1903, this handsome and versatile property offers a unique opportunity to acquire a substantial period home in the picturesque village of East Bergholt. Currently arranged as two separate dwellings, a generous four-bedroom main residence and a fully self-contained two/three bedroom annexe, the home provides flexibility for multigenerational living, rental income, or the potential to reconfigure into a single grand family home (subject to the necessary consents). The property is not listed, offering greater freedom for any future alterations or improvements.





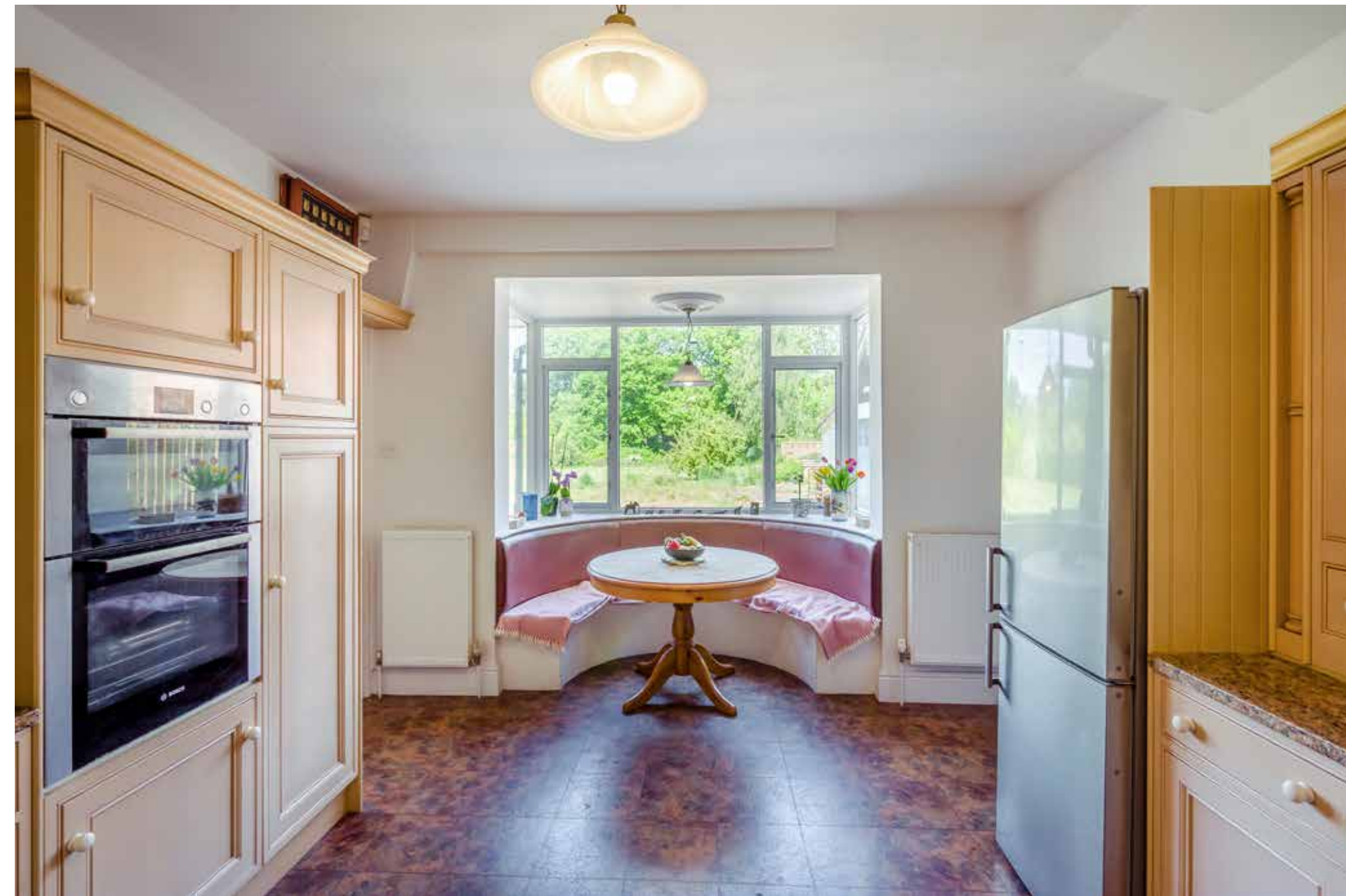
The Main Residence...

Stepping into the main house, you're welcomed by a characterful entrance hall with warm wooden flooring and access to the rear garden. The ground floor hosts a charming snug or music room, a beautifully proportioned sitting room with an open fireplace and bespoke cabinetry, and a solid wood kitchen/breakfast room complete with granite work surfaces and built-in seating. A separate utility room and ground floor cloakroom add further practicality. Upstairs, the principal bedroom is a generous front-facing double, with three further bedrooms, a family bathroom, and an en-suite to the second bedroom providing ample space for a growing family.

This property benefits from a self-contained annexe, offering exceptional flexibility and a wealth of opportunity for a variety of uses. Whether you're seeking multigenerational living, a dedicated space for guests, or a private area for live-in carers or older children, the annexe provides a practical and adaptable solution. With its own front and rear entrances it's entirely independent from the main home. Inside, it boasts a spacious kitchen/dining room, cosy sitting room with log burner, and a ground floor cloakroom. Upstairs are two double bedrooms, a study, a shower room, and a full bathroom – all beautifully laid out for comfort and convenience.

For those working from home or running a business, the annexe could easily be transformed into a home office, creative studio, or consulting space—offering separation from the main house while remaining close to home. Alternatively, it holds strong potential for rental income, whether as a long-term let or short-stay accommodation (subject to permissions). This versatile addition enhances the property's appeal and functionality, catering to changing lifestyle needs and opening the door to a number of possibilities now and in the future.





"Beautifully appointed, the property retains many original features and character..."



The Annexe...

LOCATION

Set in approximately half an acre, the garden offers privacy and seclusion, with no direct overlooking. The property enjoys an expanse of off-road behind the gated entrance, with further potential to adapt the existing gardens for additional parking if desired; as the rear garden has vehicular access via a five-bar gate. A garage with power supply is located at the rear, accessible via a private vehicular track, making it ideal for those who value secure storage or workshop space.

Nestled on the Suffolk-Essex border within the Dedham Vale Area of Outstanding Natural Beauty, East Bergholt is an idyllic village steeped in charm and heritage. Famed as the birthplace of renowned landscape artist John Constable, the village lies at the heart of “Constable Country” – a region celebrated for its gentle river valleys, meandering lanes, and painterly vistas that have inspired generations. East Bergholt enjoys a strong sense of community and offers an excellent range of local amenities, including a Co-op, bakery, post office, chemist, and several welcoming pubs and eateries such as The Lion, the Carriers Arms, and the Hare and Hounds.

Families are well served by highly regarded primary and secondary schools, while those needing to commute benefit from proximity to Manningtree station (just two miles away), with direct rail services to London Liverpool Street in approximately 65 minutes. The historic village of Dedham, just 2 miles away, offers art galleries, tea rooms, and scenic riverside walks, while the larger towns of Colchester (11 miles) and Ipswich (9.8 miles) provide a wider range of shopping, cultural, and leisure opportunities. Whether you’re drawn by the countryside lifestyle, the excellent transport links, or the vibrant village community, East Bergholt offers the perfect blend of rural charm and modern convenience.



KEY INFORMATION

LOCAL SCHOOLS:

- East Bergholt Church of England Primary School, 0.16 Miles, Rated Good
- Dedham Church of England Primary School, 1.58 Miles, Rated Good
- Stratford St Mary Primary School, 1.7 Miles, Rated Good
- East Bergholt High School, 0.63 Miles, Rated Good

LOCAL AUTHORITY:

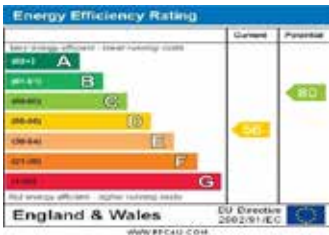
Babergh District Council
Council Tax Band F

TENURE:

Freehold

SERVICES:

Heating Type Oil Central Heating
Electricity Mains
Water Mains
Sewerage Mains
Internet provider Utility Warehouse



ANNEXE

All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.16090663 Lark House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.



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