



AN ENGLISH IDYLL
Bulmer Tye | Sudbury | Suffolk

EH
EXQUISITE HOME

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This impressive nine-bedroom Georgian house offers accommodation across three storeys, including an annexe; ideal for multi-generational living. This property offers well-proportioned rooms, with excellent flow from one to another, in addition to being set among well-established grounds down a tree-lined drive; it is well secluded from the road. The house is on the edge of Bulmer, a village in the heart of the countryside, within easy reach of Sudbury, Halstead and Braintree.





“ The property has been home to so much history throughout the years, having often been a home to the Curate of Bulmer.” ”





Charming Features

Upon arriving through the tree lined drive you are greeted by an imposing Georgian house, with classic period features including a pale brick façade and large sash windows that flood the property with light. The double doors open into a porch, with a further set of doors leading into the entrance hall, allowing access to the reception rooms and the main staircase.

To the front of the property are two reception rooms; the drawing room on one side is a more formal space, useful for entertaining. The other reception room at the front of the house also offers large double aspect sash windows. The owners tell us that they really enjoy this room as a space for relaxation. This room connects through to a smaller sitting room or study. From here there is access to the utility room, which leads back to the main entrance hall. This flow between rooms is a valuable feature of the property.

The opposite side of the house includes the dining room with exposed brick hearth, and the roomy kitchen, warmed during the winter by an AGA; this is also the place where the owners enjoy their meals together on a day-to-day basis.

Adjacent to the kitchen is the annexe, the ideal solution for multi-generational living. The annexe was built two years ago and is perfect for giving a family member, nanny or au pair a space independent from the main house. On the ground floor is a bedroom and bathroom, and a staircase leads up to a living/kitchenette space.

The first floor of the main house accommodates five of the bedrooms as well as an excellent study above the front porch. The study at present provides a quiet space for work, while also having a large window overlooking the drive.

On this floor there are three double bedrooms, and two adjoining single rooms with their own bathroom. The main bathroom, a shower and a separate lavatory are at the back of the house.

On the second floor are another three bedrooms, offering a multitude of uses.

Historic Roots

The garden is rich in well-established trees, most of which were laid out during the later decades of the 19th century, while one of the curates of Bulmer, a keen gardener, was living in the house. The variety includes beech, walnut, cedar, ash and pine. Opposite the front of the house is an ancient yew, which is thought to date back to the 16th century. The garden also features a small orchard, and beyond the grass tennis court there is an area of nut trees.

At the back of the house there is a covered well, extending 60ft to the water-table. It has a submersible pump and provides fresh drinking water which is regularly tested by Braintree District Council and is of excellent quality. Another feature of the garden is a 'mathematical' bridge, a miniature version of the one at Queen's College, Cambridge.

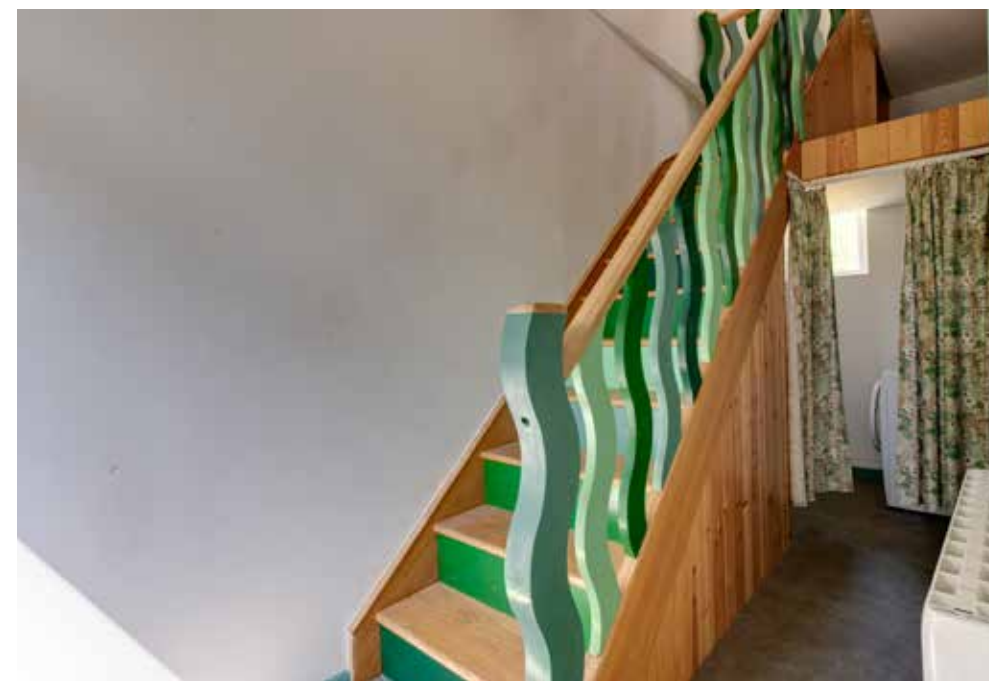














Rural Splendour

The property was purchased in 1981 by the current owners, and since then they have found both the house itself and the situation to be ideal. They tell us that 'Bulmer is a particularly friendly village, with activities and groups for everyone to get involved with if they wish to.'

Bulmer Primary School is within walking distance of the house, across a bridle-path away from traffic. There is a comprehensive school five miles away in Sible Hedingham, as well as both primary and secondary schools in Sudbury.

The historic market town of Sudbury, just over the border in Suffolk, is accessible in under ten minutes and offers shops eateries, leisure activities and the important Gainsborough's House Museum, as well as a railway station offering direct links to London.





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EXQUISITE HOME

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The more prestigious a property, the smaller the number of potential buyers. Buyers of exclusive properties are generally not constrained by such influences as specific location, proximity to public transportation or local amenities. In today's market, the mobility of buyers is also greater than ever and they could come from, quite literally, anywhere- through local and regional marketing, national newspapers and magazines or; increasingly, internationally using interactive technologies, with this in mind, we have created a marketing strategy to target a suitable geo-demographic profile of potential buyers around the world.



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