



Creting St. Mary  
£1,750,000



Step into a realm of timeless grandeur and elegance with this exceptional Victorian Gothic residence, where historic charm and modern potential blend seamlessly to offer a truly unique opportunity for discerning families or commercial investors.

This Grade II-listed former rectory boasts eight bedrooms and seven bathrooms, set within an impressive plot of nearly 10 acres of grounds. Now a family home, which previously garnered a 4-star silver accolade from 'Visit Britain' for its superb quality, this versatile property promises boundless possibilities, from a distinguished family home to again a boutique bed and breakfast, or as a coveted venue for events and functions.

Upon arrival, you are greeted by a striking horseshoe drive that leads to an arched porch adorned with Latin inscriptions, dating back to the home's genesis in 1863. Step inside to discover the awe-inspiring reception hall, complete with a mosaic-tiled floor and a warm open fire set within a red brick chimney breast.

The accommodation unfolds over four levels, featuring three formal reception rooms with floor-to-ceiling mullion windows offering picturesque views, including a resplendent drawing room with a Jacobean-style carved chimney piece. A well-equipped main and catering kitchen, utility room, study, and two WCs complete the ground floor, while two independent cellars provide additional storage space.

The first floor, accessible via a principal switchback staircase, hosts five en-suite bedrooms, with additional bedrooms, bathroom and store room to the top floor, and a west wing apartment comprising a bedroom, bathroom, kitchenette, and sitting room.

Externally, the property offers a plethora of parking, alongside enchanting formal gardens, a range of mature trees and shrubs, and a large pond plus a vegetable patch, greenhouse and shed. Outbuildings include a small garage, a spacious storage barn, and a detached flint building that has been converted into a home office.





For those seeking a property with both historical allure and endless potential, this majestic residence is a rare gem waiting to be cherished and brought into its next illustrious chapter.

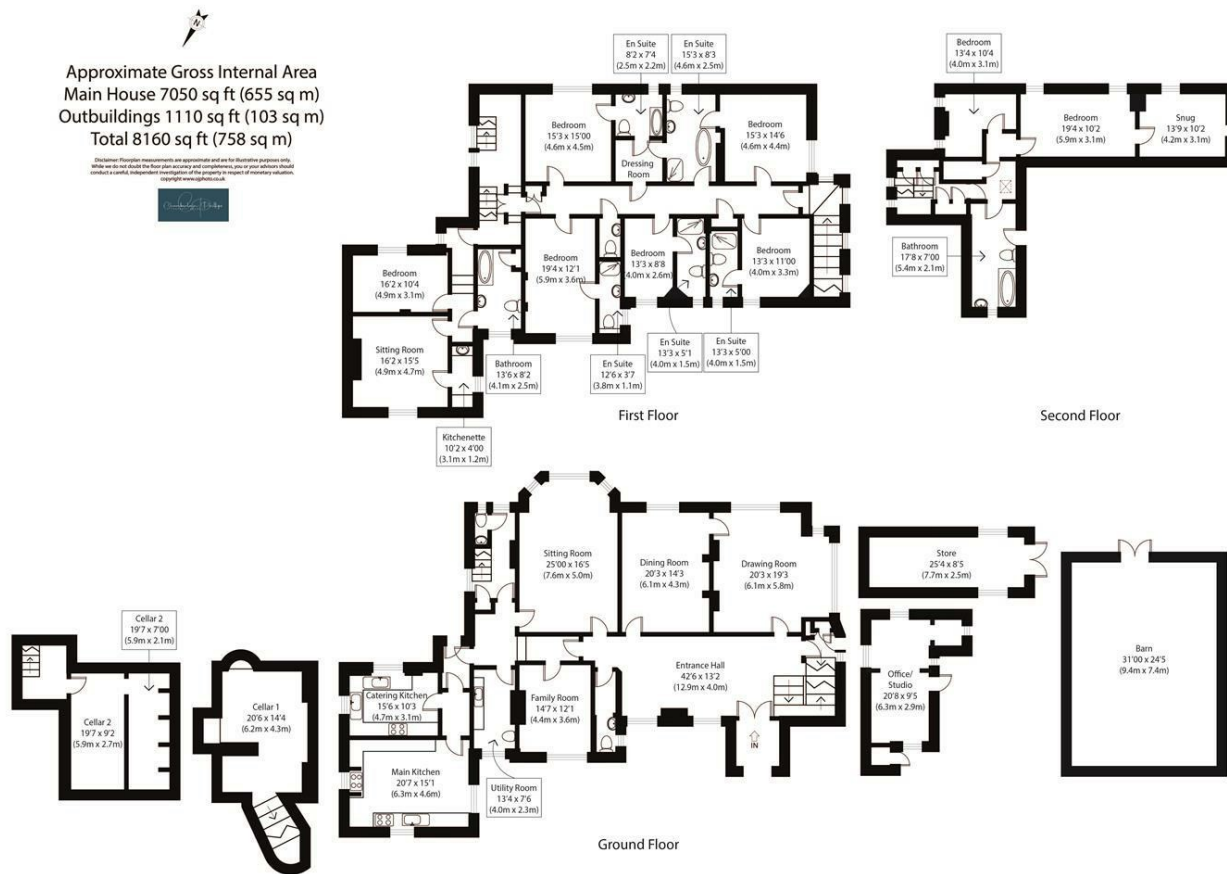
**History:** Originally on the site of Creeting House was a small Rectory but the building burnt down in 1861 leaving only the kitchen quarters standing. Following this the property was rebuilt in 1863 and the house remained as a Rectory until sold by the Church in 1954. Following this time the property was converted into a private school and continued as a school until 1988 when it was converted for use as a commercial company, and back into a house with the current occupiers in 1994.

**Position:** situated opposite St Mary's church in the heart of the village of Creeting St Mary which is ideally located for the A14. Amenities within the extended village include a popular local primary school, community centre and local Parish Church. The nearest shopping facilities are available within the small town of Needham Market which is approximately 2 miles to the south. Other nearby towns include Stowmarket which is approximately 4 miles to the west, Debenham 10 miles to the east, Bury St Edmunds 16.5 miles to the west and county town of Ipswich is approximately 10 miles to the south east. From Needham market, Stowmarket and Ipswich there are mainline rail connections to London Liverpool Street with a journey time of approximately 1 ½ hours (from Stowmarket). Stansted Airport is approximately 1 hour 10 minutes away.

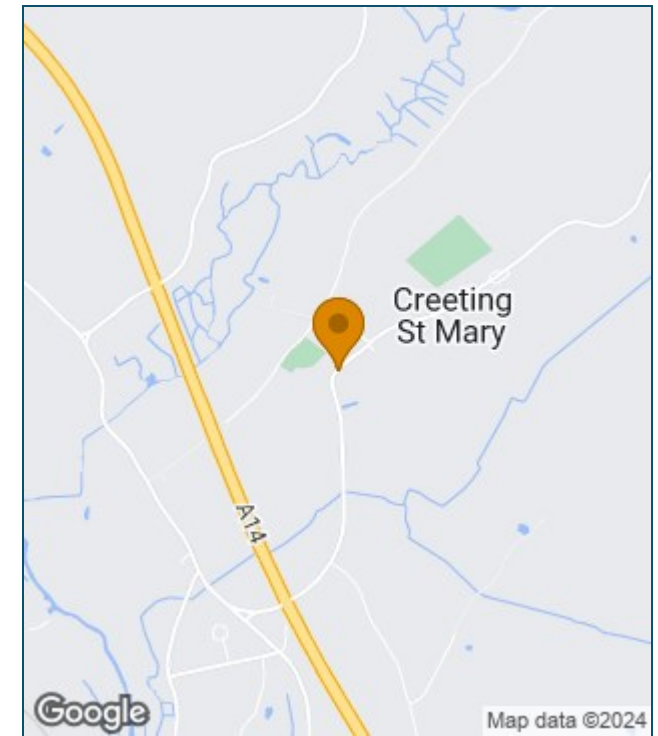




## Floor Plan



## Location Map



### Agents Notes:

- Tenure - Freehold (Grade II Listed)
- Council tax - Band G
- Services - Electric/mains drainage/water
- Heating - Radiators via LPG
- Mobile - All networks cover indoor
- Broadband - Superfast is available

## Viewing

Please contact our Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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