



## THE OLD HARE AND HOUNDS




Bury St. Edmunds





# A CHARACTERFUL GRADE II LISTED COUNTRY HOUSE WITH BEAUTIFUL GARDENS, ANNEXE, AND RECORDING STUDIO

Set within stunning gardens of approximately 0.81 acres, this distinctive former village public house has been transformed into a tranquil haven, offering versatile accommodation.

			EPC
4-5	2	5-6	E

Services: Mains electricity, water. Private drainage. Electric heating and hot water via air source heat pump.  
Tenure: Freehold  
Local Authority: Babergh District Council  
Council Tax band: G  
Postcode: IP29 4LD





## LOCATION

Nestled in the picturesque Glem valley, Lower Somerton, in the Babergh district of Suffolk, sits between the pretty villages of Hartest and Hawkedon, being about 1.5 miles from each. Local amenities include primary schools, two award winning public houses/restaurants, and several village churches. The market town of Sudbury, with its commuter link to London Liverpool Street, is about 9 miles south, and the Cathedral town of Bury St Edmunds, with its comprehensive amenities, is about 10 miles north. Cambridge airport is a 40 minute drive due west and Stansted Airport is located just under an hour away.



## THE PROPERTY

The property showcases numerous original features, including exposed timbers, impressive ceiling heights, and a wealth of period charm.

The house provides a range of flexible reception rooms, including a magnificent drawing room with an inglenook fireplace, a dual-aspect sitting room currently set up as a home cinema, and a dining room, which is adjacent to the kitchen, with double doors opening onto a rear terrace with views over the gardens. Additionally, there is a flexible reception/games room and a separate utility/boot room providing further practical space. The kitchen is newly fitted with a bespoke range of wall and base cabinetry and built in appliances. A separate utility/boot room provides further practical space.

On the first floor, the landing offers a walk-in wardrobe and excellent storage. The principal bedroom features a vaulted ceiling, exposed beams, and wonderful views across the gardens. Two further double bedrooms share a family bathroom complete with solid wood floorboards, a raised bath, and a double-width shower, enjoying triple-aspect views over surrounding countryside.

### Studio Barn/Annexe

A newly constructed timber framed detached barn offers excellent versatility, either as office space, annexe, or as an income-generating holiday let. Arranged over two floors, this beautiful annexe features a spacious open-plan kitchen/dining/sitting room, bi-fold doors opening onto the gardens, and a stylish breakfast bar. Upstairs, a bright double bedroom with skylights and Juliet balcony is served by a modern bathroom, creating a superb self-contained retreat.

A separate, acoustically treated outbuilding currently houses a high-quality professional music recording studio. This flexible space is ideal for working from home, hobbies, or creative enterprises.



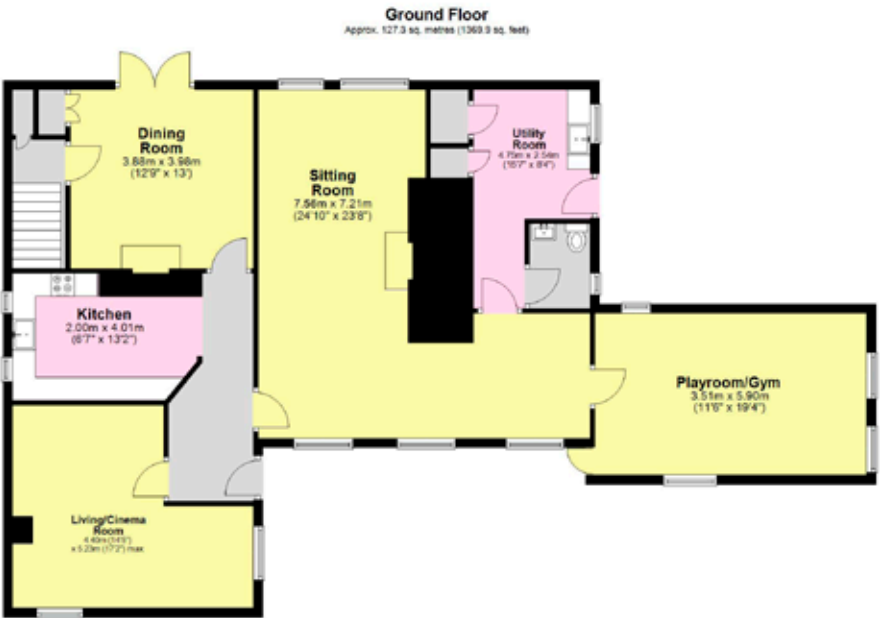
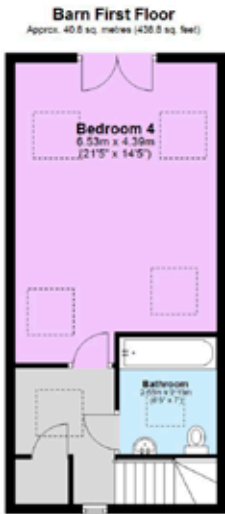
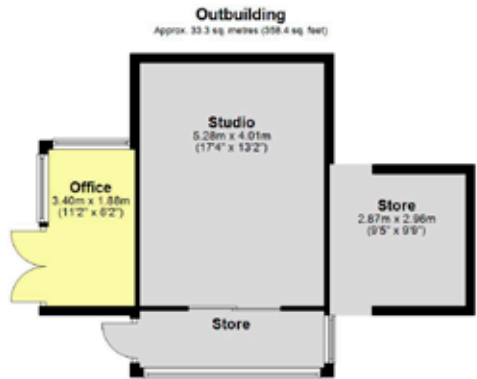


# GARDENS AND GROUNDS

The grounds are a true highlight of this wonderful home, extending approximately 640 feet to the rear. A large stone terrace stretches across the back of the property, providing the perfect setting for al fresco dining and entertaining. Beyond, beautifully maintained lawns are bordered by mature hedging, specimen trees, and well-stocked herbaceous beds.

A unique feature is a high-quality cricket practice net, located centrally within the garden, with two useful storage sheds adjacent.

The front of the property is approached by an extensive gravel driveway, offering ample parking and equipped with a Tesla car charging point. Wooden gates lead to the rear gardens for further convenience.



Approximate Gross Internal Area = 335.8 sq m / 3,614.5 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted  
to tell you more.

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