



The Old Rectory | Rectory Road | Newton | CO10 0RA

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PROPERTIES

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The Old Rectory, Rectory Road, Newton, Suffolk, CO10 0RA

“An imposing & magnificent Grade II Listed former Rectory standing in established grounds extending to in all about 5.5 acres, including paddocks, stable block, a range of outbuildings, tennis court & swimming pool.”

Description

An outstanding opportunity to acquire a country house of the highest order, extending to around 9,000 square feet (including outbuildings) and boasting grounds extending to in all about 5.5 acres (subject to survey).

The Old Rectory is an imposing and magnificent example of a former Rectory and enjoys a rich history with origins believed to date from the 17th Century and with later Georgian additions. Set in private and substantial grounds towards the end of a no through road on the outskirts of this ever-popular Suffolk village, the house stands at the end of a magnificent gravelled entrance driveway, where you are met with an extensive circle and the view of the striking, memorable elevations.

Beyond the front door is a sprawling, grand layout with multiple reception rooms, two cellars, six/seven bedrooms, some of which incorporating en-suites and all of which enjoying delightful views of the formal grounds.

Thoughtfully placed within the acreage are stable block with tack room, an outdoor heated swimming pool, tennis court and paddocks, all of which are offering a great deal of privacy and are set among established and pretty countryside.

The grounds are well-maintained and boast established trees and shrubs which complement the overall aura of elegance and grandeur.

The accommodation in more detail comprises:

Oak double doors to:

Reception Hall

Proportionate and welcoming entrance in an L-shape with stairs rising to the first floor, cornicing, personnel door to side opening into formal gardens, attractive period archway and a series of doors to:

Cloakroom

Royal Doulton white suite comprising w.c, hand wash basin and window to front aspect.

Drawing Room Approx 22'7 x 19'4 (6.0m x 5.9m)

Substantial, light and airy space with double aspect sash windows to the front and side, one of which in a turret style bay format, feature inset with fireplace with marble hearth and stone surround.



Sitting Room Approx 22'7 x 14'7 (6.9m x 14'7m)

With large bay window to rear aspect as well as sash window to side, feature alcove with architrave, dado rail, feature inset with fireplace on a marble hearth and marble mantel surround, spotlights, feature ceiling pendant and door to:

Dining Room Approx 21'8 x 15'5 (6.6m x 4.7m)

Large bay window to rear aspect and spotlights.

Study Approx 17'8 x 15' (5.4m x 4.5m)

Currently used as a study although ideal for a variety of uses. Double aspect sash window to front aspect and window to side aspect, spotlight, exposed timber and exposed brickwork.

First Inner-Hall

Cloak hanging space and door leading to one of the two cellars.

Cellar

Power and light. Second Inner-Hall Personnel door to side, secondary staircase rising to the first floor, spotlights, housing for electric meters, door to cloaks cupboard and doors to:

Cellar

Skylight to rear and power connected.

Kitchen Approx 18'7 x 16'7 (5.7m x 5.0m)

Generous farmhouse style fitted kitchen with a matching range of solid oak wall and base units with granite worktops over and inset with

double bowl stainless steel sink, drainer and chrome mixer tap. Integrated appliances include range style cooker, fridge/freezer and dishwasher. Double aspect sash windows to the front and rear, exposed red brick chimney breast, tiled flooring, spotlights, personnel door to rear opening onto the terrace, door to utility room and steps up and opening into:

Upper Ground Floor Breakfast Room

With sash window to rear aspect and delightful views over the rear garden.

Utility Room Approx 14'7 x 13'9 (4.4m x 4.2m)

Fitted with a range of wall and base units with granite worktops over and inset with butler sink, space for white goods, door to walk-in larder cupboard, window to rear aspect, spotlights, access to loft, personnel door to side opening onto a courtyard and tiled flooring.

First Floor Galleried Landing

Sash window to side aspect commanding fantastic views of the rear garden, small staircase to upper first floor, door to storage cupboard with shelving, ceiling rose with candelabra style pendant, door to secondary storage cupboard with shelving, spotlights, cornicing and doors to:

Master Bedroom Suite Approx 23' x 14'1 (7.0m x 4.3m)

Also accessed via the other door up steps from the galleried landing. Split-level suite comprising double room with bay windows to rear aspect, sash window to side aspect, extensive built-in storage, dado rail, cornicing, feature inset and door to:



Bathroom

Steps down to a luxuriously appointed white suite comprising w.c, 'his and hers' hand wash basin set into a vanity unit with a granite worktop and storage below, bidet, Jacuzzi style bath with granite worktop surround, tiled shower cubicle, three heated towel rails, corning, spotlights, sash window to rear aspect and door to:

Dressing Room Approx 15'5 x 15'2 (4.7m x 4.6m)

Door to storage cupboard with shelving, step down into main dressing room area with mahogany wardrobes, sash window to front aspect, dado rail, corning, spotlights and door to:

Second Landing

Split-level with stairs rising to the second floor, window to side aspect and door to:

Cloakroom

White suite comprising w.c, hand wash basin and frosted window to side aspect.

Bedroom Two Approx 22'8 x 14'6 (6.9m x 4.4m)

Double aspect windows to the front and side, one of which in a turret style bay format, picture rail, spotlights and door to:

En-Suite Bathroom

White suite comprising w.c, hand wash basin, panelled bath, heated towel rail, access to loft, spotlights and double aspect window to the side and rear.

Bedroom Three Approx 15'2 x 14'7 (4.6m x 14'7m)

Attractive double room with double aspect sash windows to the front and side, extensive built-in wardrobes and feature ceiling pendant.

Bedroom Four Approx 16'8 x 16'3 (5.1m x 4.9m)

Currently used as a twin room but equally as suitable as a double. Double aspect windows to the front and rear, two built-in wardrobes, vaulted ceiling, picture rail, spotlights and oak flooring.

Family Bathroom

Victorian style white suite comprising w.c, hand wash basin, feature roll-top bath with ball and claw feet, tiled splashback, tiled shower cubicle, heated towel rail, vaulted ceiling and spotlights.

Second Floor Landing

Oak flooring, spotlights, window to side aspect and doors to:

Bathroom

Lemon suite with w.c, hand wash basin, panelled bath, door to under eaves storage, tiled shower cubicle, heated towel rail and window to side aspect.

Attic Bedrooms

Divided into four distinct areas and therefore able to accommodate four separate beds, however equally as suitable as one entire second floor suite. This area enjoys oak flooring, a series of windows to the side and front aspects, spotlights, under eaves storage, two internal doors and cloak hanging space.

Outside

The Old Rectory stands in an unrivalled location towards the end of a no through road and is accessed over a lengthy gravelled drive, which in turn leads to an attractive turning circle standing in front of the main house. The grounds are thoughtfully divided into distinct areas, namely formal gardens with terraces extending around the rear and side of the property. The lawns and borders are thoroughly well-maintained as well as incorporating established features, a plethora of colourful flora and fauna, an attractive period brick wall meanders through the grounds and separates the paddocks and outbuildings from the formal gardens which also includes an outdoor heated swimming pool with neighbouring pool house.

Among the range of outbuildings is a double garage, thought to have been once the coach house and benefiting from windows to either side, attractive brick flooring and power and light. Through double doors are a range of store units incorporating log store and potting shed/tack room adjacent to the rear courtyard. Via a personnel door is a pathway leading



to both a lean-to, undercover yet open sided store and stable block thereafter.

Stable Block

Boasting adjacent hardstanding yard and incorporating three loose boxes and within this room is a gardener's WC, power, light and water connected and personal door to either end.

Furthermore, towards the end of the plot and benefiting from its own access is a sizable additional garage ideal for a variety of uses. Also incorporated within the grounds are proportionate paddocks with some post and rail fencing as well as boundaries defined by fencing and hedging. A tennis court is situated towards the end of the grounds. At certain points within the grounds are pretty wildflower meadows.

In all about 5.5 acres.

Local Authority

Babergh District Council

Council Tax Band – G

Services

Mains water, drainage and electricity. Oil-fired heating.

Agents Notes

- We understand that the property is Grade II Listed.
- We understand from our client that the neighbouring property, Cherry Orchard House enjoys a right of way along The Old Rectory's ancillary driveway up to where access is gained into their own house.

In short, The Old Rectory is both a memorable and important period residential country house with the benefit of being offered to the market for the first time in many years and with no onward chain.









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