



**Kingsland House**  
**Leavenheath, Suffolk**

**DAVID  
BURR**



# Kingsland House, Kingsland Lane, Leavenheath, Suffolk, CO6 4PD

Leavenheath is a well-regarded village on the edge of Constable Country surrounded by land designated as being of outstanding natural beauty. The strong community supports many clubs, teams, a public house and a parish church. The 270-acre Arger Fen and Spouse's Vale nature reserves is set to the rear of the property, comprising a 500-year-old ancient woodland, grassland and scrub maintained by Suffolk Wildlife Trust. The local catchment state primary school in Nayland is rated "outstanding" by Ofsted. The prestigious Stoke by Nayland golf and country club is approximately 2 miles distant. The city of Colchester with its main line rail link to London Liverpool Street station is 7 miles distant whilst the well-preserved market town of Sudbury is 7 miles distant.

A thatched (mainly re-thatched 2017) Grade II listed four-bedroom (one en-suite) detached property occupying a secluded yet accessible location with no immediate neighbours situated within the South Suffolk village of Leavenheath. Offering well-appointed, characterful accommodation the property has enjoyed considerable extension and improvement by the current owners combining both period features with contemporary living. The original cottage has retained a wealth of character with notable features including a dual sided inglenook fireplace, range of exposed timbers and studwork, doors complete with Suffolk latches and leaded windows. Further benefits to the property include a detached one-bedroom annexe requiring improvement, extensive private parking and total grounds of approximately 6.8 acres.

## **A thatched four-bedroom (one en-suite) detached property set in 6.8 acres, walking distance to Arger Fen and Spouse's Vale Nature Reserves.**

Panel glazed oak door opening to:

**ENTRANCE HALL: 6' 5" x 6' 2"** (1.97m x 1.89m) With tiled flooring throughout, windows to side and panel glazed door to:

**SITTING ROOM: 16' 1" x 14' 6"** (4.91m x 4.42m) Enjoying an open aspect and existing very much at the heart of the property with a range of impressive exposed timbers and central ceiling beam, red brick inglenook fireplace with brick hearth, oak bressumer beam over and space for wood burning stove. Leaded window to front, step down to:

**INNER HALL:** Doors complete with Suffolk latches opening to cloaks cupboard and useful storeroom. Double doors to:

**DRAWING ROOM: 28' 7" x 14' 7"** (8.73m x 4.46m) An exceptional addition to the property embracing a triple aspect with windows to front,

side and French doors to rear opening to the terrace and south facing gardens beyond. The focal point of the room is a central Victorian style fireplace with stone hearth, pine surround and mantle over.

**FAMILY ROOM: 21' 8" x 14' 8"** (6.62m x 4.49m) A characterful reception room with evidence of historic timberwork, leaded glass door to front, further leaded windows and central fireplace with brick hearth, surround and oak bressumer beam over with inset grill. Timbered archway through to:

**STUDY: 10' 8" x 7' 6"** (3.26m x 2.31m) Forming part of a single storey rear extension to the property with windows to side and French doors embracing the southerly rear aspect opening to the gardens.

**KITCHEN/DINING ROOM: 23' 0" x 10' 5"** (7.03m x 3.19m) Enjoying an open plan south facing aspect, the kitchen is fitted with a matching

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range of country style base and wall units with granite work tops over and tiling above. Stainless steel single sink unit with vegetable drainer to side, mixer tap above and window to rear. Four door Rangemaster with six ring hob over and extractor hood above, further fitted appliances include a dishwasher and space for an American style fridge/freezer. The adjacent dining area and sitting room enjoy oak flooring throughout, French door to terrace and door with Suffolk latch to:

**UTILITY ROOM: 10' 4" x 8' 7"** (3.16m x 2.64m) Fitted with a matching range of base and wall units with wood effect work tops over and splash back tiles above. Stainless steel single sink unit with vegetable drainer to side and mixer tap above. Space and plumbing for washing machine, dryer and also housing gas fired boiler. Door to outside.

**CLOAKROOM:** With tiled flooring throughout and fitted with ceramic WC and wash hand basin in a base level unit.

## First floor

**LANDING:** With an array of exposed timberwork, windows to front and door to linen cupboard housing water cylinder with useful fitted shelving.

**STOREROOM:** With useful fitted shelving.

**MASTER BEDROOM: 14' 10" x 14' 4"** (4.53m x 4.38m) Forming part of a contemporary extension by the current owners and afforded a dual south easterly aspect with windows to side and rear overlooking the extensive grounds. Benefitting from a range of fitted wardrobes, dressing table and door with Suffolk latch opening to:

**EN-SUITE BATHROOM:** Fitted with ceramic WC, pedestal wash hand basin and bath with chrome shower attachment over. Spotlights throughout and window to side.

**BEDROOM 2: 14' 11" x 9' 3"** (4.56m x 2.83m) With exposed timbers and studwork, impressive eight-foot ceiling height, leaded window to side and further window to rear.

**BEDROOM 3: 11' 10" x 10' 5"** (3.63m x 3.20m) With leaded window embracing the southerly rear aspect. Red brick chimney breast and range of fitted wardrobe units.

**BEDROOM 4: 10' 6" x 10' 5"** (3.22m x 3.20m) With leaded window to rear and exposed timber work.

**FAMILY BATHROOM:** Principally tiled and fitted with ceramic WC, pedestal wash hand basin, bath with chrome shower attachment over and tiling above. Window to front.

**SHOWER ROOM:** With fully tiled, separately screened shower unit with wall mounted attachment and extraction above.

## Outside

The property is located at the end of Kingsland Lane, approached via a remote-controlled electric gate opening to a private driveway. The driveway is flanked by an established tree line opening into a parking area. Adjacent to the principal residence is situated a:

**ANNEXE:** Requiring significant repair with accommodation as follows:

**SITTING/DINING ROOM: 22' 5" x 9' 6"** (6.85m x 2.91m) With door to front, windows to side and opening to:

**KITCHEN: 9' 2" x 6' 2"** (2.81m x 1.89m) Fitted with a matching range of wooden fronted base and wall units with worktops over, stainless steel single sink unit with hot and cold tap over and window to rear. Space and plumbing for oven/grill and fridge/freezer.

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**BEDROOM:** 10' 10" into bay x 9' 3" (3.31m into bay x 2.82m) With bay window to front and further window to side.

**SHOWER ROOM:** With tiled flooring throughout and fitted with ceramic WC, pedestal wash hand basin and fully tiled separately screened shower unit with chrome attachment.

The grounds are an exceptional attribute to the overall offering, set in 6.8 acres with the property enjoying a south facing rear orientation with various border plants and mature trees. An established hedge line marks the curtilage of the property with an access track and footpath beyond. The adjacent land was purchased by Suffolk Wildlife Trust. The ground offers scope for equestrian, recreational or small holding use (subject to the necessary change of use).

## AGENTS NOTES:

The property is comprised within three titles. One of the titles on Land Registry, title number SK305094, is subject to restrictive covenants in favour of a neighbouring parcel of land with reciprocal covenants of the neighbouring land in favour of Kingsland House:

Not to cause a nuisance.

Not to openly store materials or vehicles on the land.

Not to store a caravan or mobile home or use the land for camping purposes.

Not to use the land for commercial or residential purposes.

Not to use the land for the commercial rearing of pigs or chickens or any commercial agricultural purposes which may be detrimental to the neighbour.

'Not to erect any other building or animal shelter other than a greenhouse.

To maintain a hedge on the boundary.

Similar covenants in favour of Kingsland House exist on part of the neighbour's property.

An overage/uplift agreement is in place in the event land within the curtilage of Kingsland House, fronting Kingsland Lane, is granted permission for any residential or commercial development.

**TENURE:** Freehold

**SERVICES:** Mains water, pump assisted mains drainage and electricity are connected. Mains gas-fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

**LOCAL AUTHORITY:** Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** F

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

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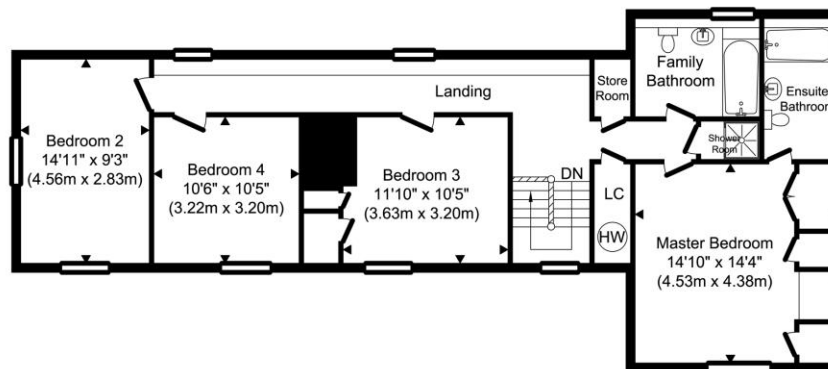
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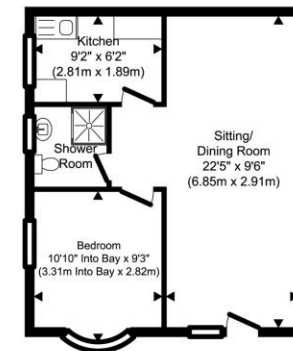
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Ground Floor  
Approximate Floor Area  
1490.90 sq. ft.  
(138.51 sq. m)



First Floor  
Approximate Floor Area  
1017.72 sq. ft.  
(94.55 sq. m)



Annexe  
Approximate Floor Area  
432.49 sq. ft.  
(40.18 sq. m)

TOTAL APPROX. FLOOR AREA 2941.13 SQ.FT. (273.24 SQ.M.)  
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