



**The Old House
Bures, Suffolk**

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BURR**



The Old House, Mount Bures, Bures, Suffolk, CO8 5AJ

Mount Bures is a rural hamlet located approximately 1 mile from the village of Bures which itself is a picturesque village built around the River Stour and features some fine period architecture. This thriving village offers a broad choice of amenities with Doctor's surgery, shops, school and pubs. Situated between Sudbury (6 miles) and Colchester (7 miles) with the added benefit of the village rail station with an hourly service between Sudbury and Marks Tey Station which has a main line link to London Liverpool Street.

A beautifully appointed four bedroom (one en-suite) detached timber frame residence, enjoying Grade II listed status and a standalone position within the historic parish of Mount Bures. The property is offered to the market for only the 3rd time in 110 years and is believed to date from 1540. Positioned at the foot of an approximately 50 metre long driveway it is approached via a tree line access with a jettied front elevation and set beneath a clay-tiled roof line with distinctive Yorkshire sash sliding windows, The Old House is enveloped by its grounds providing views from all aspects, a wealth of both fledgling and mature trees in addition to a detached double garage with a workshop and studio potential above. In the late 1980's a full renovation of the property was undertaken together with the construction of a rear extension and in the 1990's an orangery was added. During this period Cambridge University undertook a full archaeology study of the building. The property sits within a total plot size of approximately 0.6 acres with far reaching views across the Colne Valley.

A four bedroom (one en-suite) detached, Grade II listed property understood to date from the 16th century and enjoying a standalone position arranged via three ground floor reception rooms with further benefits including a double cart lodge, a 50 metre driveway and parking for in excess of 10 vehicles. In all about 0.6 acres.

Timber door opening to:

DINING ROOM: (5.90m x 4.64m) Set beneath an 8ft ceiling this wonderfully characterful room is adorned with an array of exposed wall and ceiling timbers with a mullion window, Yorkshire sash sliding window set to the front elevation and an inglenook fireplace with herringbone pattern brick hearth and inset with burning stove. Further notable attributes include an exposed decorative brick archway where a medieval entrance was once situated. Parquet flooring, central exposed crossbeam, and door to:

KITCHEN: (4.48m x 2.94m) Fitted with a matching range of base and wall units with wood effect preparation surfaces over and tiling above. A two-door electric Aga is set adjacent to a further range of base units with

ceramic single sink unit, vegetable drainer to side and mixer tap above. Tiled flooring throughout with Yorkshire sliding sash window to front framed within an exposed timbered archway, further casement windows to side, exposed wall and ceiling timbers and opening to a:

UTILITY ROOM: (2.48m x 1.6m) With space and plumbing for a washing machine, tumble dryer and range of LED spotlights. A timber framed, double glazed casement window to side and a further half height panel glazed door opening outside.

INNER HALL: (3.82m x 1.34m) With mosaic pattern tiled flooring, staircase off and door to under stair storage recess. Casement double glazed window to side and rear and opening to a tucked away study area

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set immediately off the inner hall with double glazed casement window range to side.

OFFICE: (2.49m x 1.87m) With a double-glazed casement window range to side, engineered oak flooring and floor to ceiling open fronted fitted bookcase.

SITTING ROOM: (4.96m x 3.95m) Afforded a dual aspect with timber framed, double glazed casement window range to side and rear and affording views across the gardens and Colne Valley beyond. The focal point of the room is a central fireplace with wood burning stove, oak mantel over and engineered oak flooring. Timber framed double doors opening to:

ORANGERY: (4.48m x 3.50m) Set on a brick base with a glazed surround on three sides beneath a pitched roof line with double doors opening to the side terrace and tiled flooring throughout, complete with underfloor heating and mounted radiator. Views across the gardens from all aspects.

CLOAKROOM: (1.80m x 1.22m) Fitted with ceramic WC, wash hand basin with a tiled recess and mosaic patterned tiled flooring.

First floor

LANDING: (7.44m x 1.34m) With a double glazed casement window range to side and further sash window, range of exposed wall timbers, two hatches leading to two large lofts and door to store room housing pressurised water cylinder.

BEDROOM 1: (3.95m x 3.27m) Forming part of a two-storey rear extension and afforded a triple aspect with double glazing casement windows range to each side and rear, elevated views across the gardens and rolling meadowland beyond.

EN-SUITE SHOWER ROOM: (2.71m x 1.78m) Partly tiled and fitted with ceramic WC, pedestal wash hand basin, and fully tiled, separately screened, double shower with mounted and handheld shower attachments. Range of LED spotlights and wall mounted heated towel rail. A frosted double glazed casement window to the side.

BEDROOM 2: (5.24m x 5.19m) Enjoying an abundance of character with Yorkshire sliding sash window to side and casement window to front, further window to rear and an outstanding array of exposed wall and ceiling timbers with raised wooden plinth providing recess space for freestanding wardrobes.

BEDROOM 3: (3.07m x 2.84m) With Yorkshire sliding sash window to front affording views across the driveway in addition to a range of exposed wall timbers.

BEDROOM 4: (2.50m x 2.22m) With casement window range to side, affording far-reaching views and stripped wood effect flooring. Currently being utilised as an office.

FAMILY BATHROOM: (2.08m x 1.84m) Partly tiled and fitted with ceramic WC, pedestal wash hand basin and bath with shower attachment. Wall mounted heated towel radiator and obscured glass window to rear.

Outside

The Old House enjoys a tucked away yet accessible location within the historic parish of Mount Bures. Easily accessible for the village of Bures (1 miles distant), with its branch line linked to London Liverpool Street, popular pubs, village tea room, Hairdressing premises, Doctor's Surgery and primary school. Set behind a five-bar gated access and approached via a driveway of approximately 50 yards flanked by a hedge line border, range of both fledgling and mature trees including specimens of silver

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birch. The driveway continues beyond the front elevation of the property with a shingled area of parking providing space for approximately 10 vehicles.

DOUBLE CARTLODGE: (5.77m x 5.29m) With two open bays, light and power connected and range of ceiling timbers. Access is provided to a workshop area with an internal staircase rising to a storeroom that offers excellent potential as a conversion opportunity (subject to the necessary planning consents).

The position of the Old House is one of its most striking attributes with gardens enveloping the property as a whole with multiple expanses of lawn, an Indian sandstone terrace, a part fenced pond and broad range of established trees. The rear elevation is part timber boarded with both fence and hedge line boundary screening providing a complete feeling of seclusion, privacy and tranquillity. Within the grounds is also set a timber framed garden store set on a brick base beneath a pitch tiled roof line with stable door to front.

TENURE: Freehold

SERVICES: Mains water and electricity are connected. Upgraded private drainage system. Oil and electric heating. **NOTE:** None of these services have been tested by the agent.

EPC RATING: N/A.

WHAT3WORDS: ///fact.rainbow.feasted

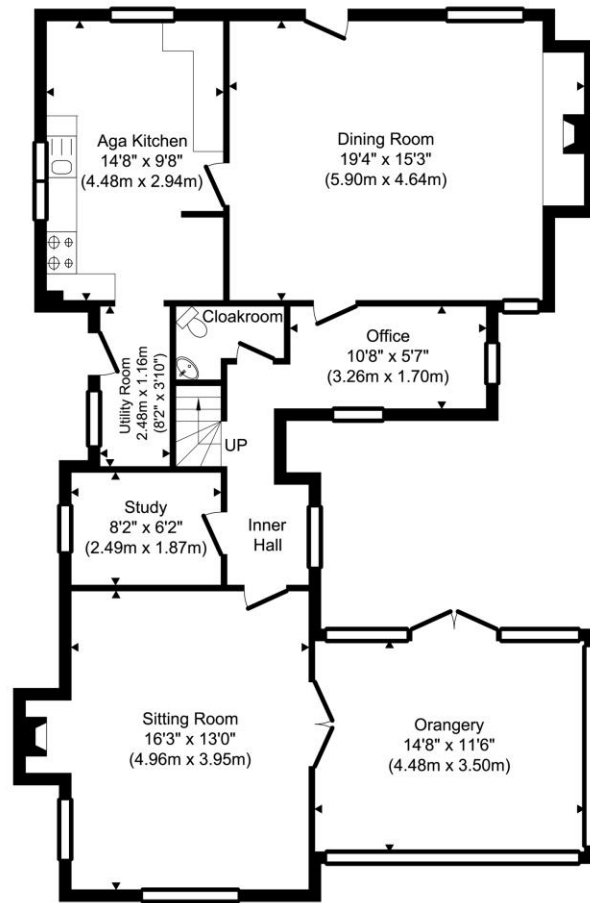
LOCAL AUTHORITY: Colchester City Council, Rowan House 33 Sheepen Road, Colchester CO3 3WG (01206 282222). **BAND:** G.

VIEWING: Strictly by prior appointment only through DAVID BURR.

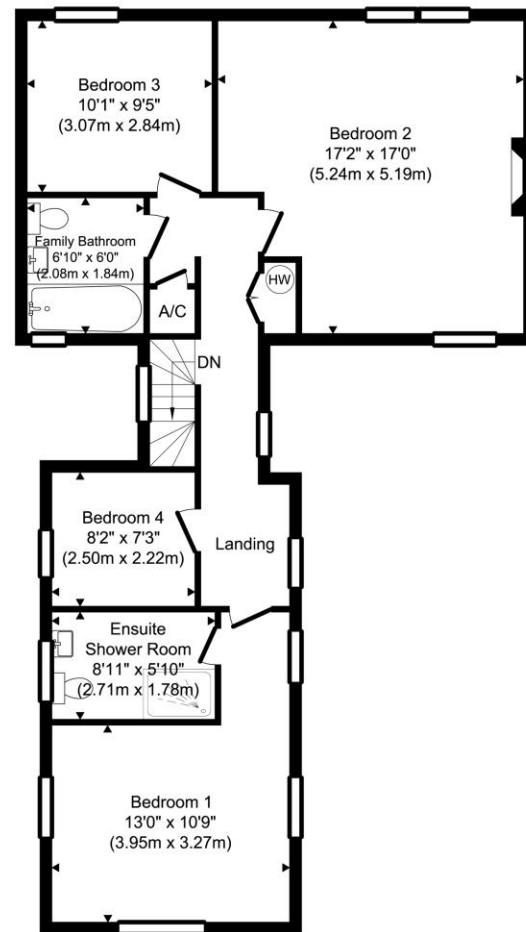
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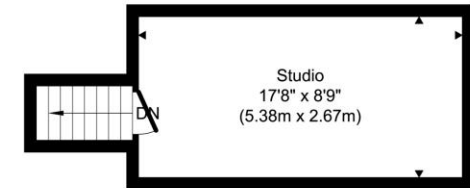
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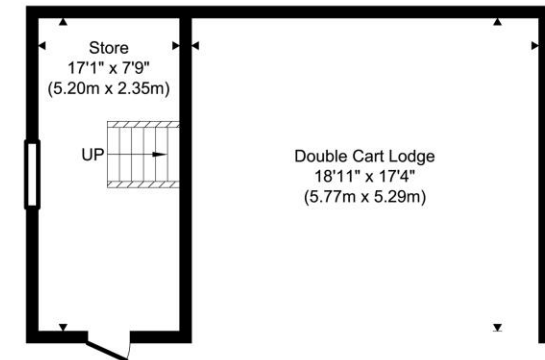
Ground Floor
Approximate Floor Area
1064.12 sq. ft.
(98.86 sq. m)



First Floor
Approximate Floor Area
824.19 sq. ft.
(76.57 sq. m)



Outbuilding First Floor
Approximate Floor Area
171.03 sq. ft.
(15.89 sq. m)



Outbuilding Ground Floor
Approximate Floor Area
465.64 sq. ft.
(43.26 sq. m)

TOTAL APPROX. FLOOR AREA 2524.99 SQ.FT. (234.58 SQ.M.)
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