



DAVID
BURR

BLESSEM HALL,
KERSEY, SUFFOLK



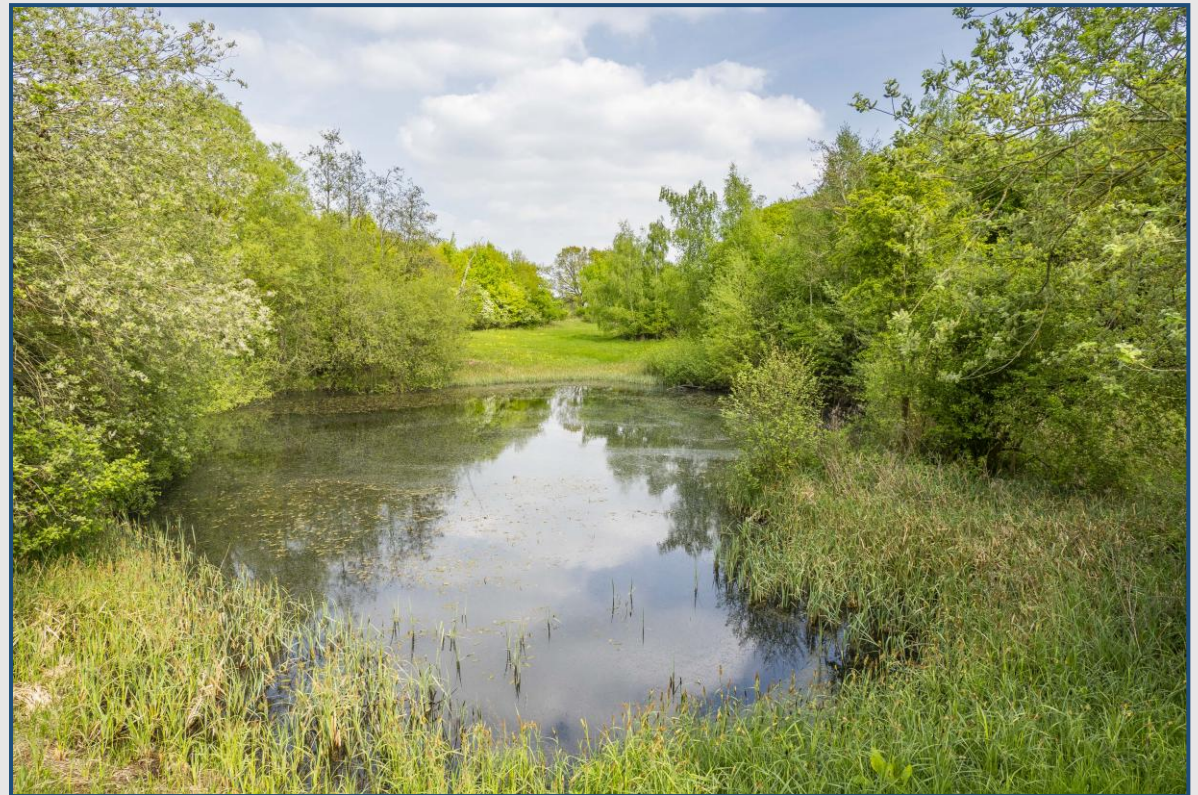
Colchester North Station 12 miles, train journey time to London Liverpool Street from 50 minutes. A12 15 miles, Manningtree station 15 miles, A14 11 miles. Stansted Airport approximately an hours drive.

- A rarely available nature reserve, enjoying an unspoilt situation.
- Set within mature, diverse grounds of approximately 10 acres
- Located within the highly regarded hamlet of Wickerstreet Green
- Located 2 miles from the historic suffolk village of Kersey, home to the Kersey Bell and much photographed Kersey splash.
- The nature reserve is home to a number of protected species, including dormice, barn owls, badgers and great crested newts.
- A true haven for wildlife enthusiasts and conservationists.
- A five bedroom (one en-suite) detached residential dwelling, dating from the 1970s.
- Offering an accommodation schedule in excess of 3,800 sq ft to the principal residence.
- Arranged via two generously proportioned ground floor reception rooms.
- Scope for further enhancement, redevelopment and adaption (subject to necessary planning consents)
- Offered to the market with no onward chain.
- An additional 5.75 acres is available via separate negotiation.
- Situated 1 mile from the well-served village of Boxford, which benefits from an outstanding rated village primary school and range of further facilities.

BLESSEM HALL

Kersey, Suffolk

A ten-acre nature reserve, offering a wealth of biodiversity. A five bedroom, (one en-suite) detached property with accommodation in excess of 3,800 sq ft, a garage and an unspoiled landscape.



SITUATION

Blessem Hall is set at the foot of a private driveway, completely hidden from view and set amidst a mature, diverse nature reserve with grounds of approximately 10 acres. Retained and protected by dedicated conservationists over the course of the past 30 years. The nature reserve is home to a number of protected species including dormice, barn owls, badgers and great crested newts. Wickerstreet Green forms a picturesque hamlet, home to a notable cluster of individual listed buildings, high specification contemporary conversions and forms a unique landscape set between the highly regarded villages of Kersey and Boxford. The village of Kersey is home to the splash, The Bell public house and is one of the most photographed parishes in the county. The village of Boxford is particularly well served with an often outstanding rated primary school, two pubs, a butchers, a wine bar and café, general stores, a post office and health centre. Commuter links are via the A12 trunk road 15 miles distant, Colchester North Station, 12 miles and Manningtree station 15 miles. Local independent schools include Old Buckingham Hall 10 miles and Littlegarth preparatory school 7 miles.

DESCRIPTION

Completely hidden from view and accessed via a private driveway, Blessem Hall is set within a 10 acre nature reserve site and forms a five bedroom (one en-suite), detached, individual property dating from the 1970s. Offering an accommodation schedule in excess of 3,800 sq ft the property presents a unique opportunity to further develop and enhance the conservation works commenced by the current owner that include the home of owls, dormice, badgers and great crested newts. Having benefitted from a substantial two-story extension in the 1990s, the property offers accommodation in excess of 3,800 sq ft to the principal dwelling in addition to garaging, workshop and a range of versatile outbuildings/garden office/ancillary stores. Arranged via an Aga kitchen/dining room with a dual aspect sitting room off, the property is ideally suited as a family home with further notable attributes including a snug with

parquet flooring, an inner hall with terracotta tiled flooring, a generously proportioned utility room, ground floor study and cloakroom.

Five first floor double bedrooms are accessed by two separate staircases with a substantial landing space and access across the entire floor via either staircase, complementing en-suite facilities to the principal bedroom and a separate family bathroom and shower room.

The approach is via a 50 metre (approximate) track from the road opening to a concrete driveway with a border of mature trees, ample private parking and direct access to the integral garage. Within the 10 acre enveloping grounds are a number of ponds, native tree specimens, wooded areas and wildflower meadows. Hazel dormice are located and encouraged within the curtilage with the current owner facilitating an arrangement with Suffolk Wildlife trust to monitor the animals.

POSTCODE: IP7 6EY

IMPORTANT AGENTS NOTE:

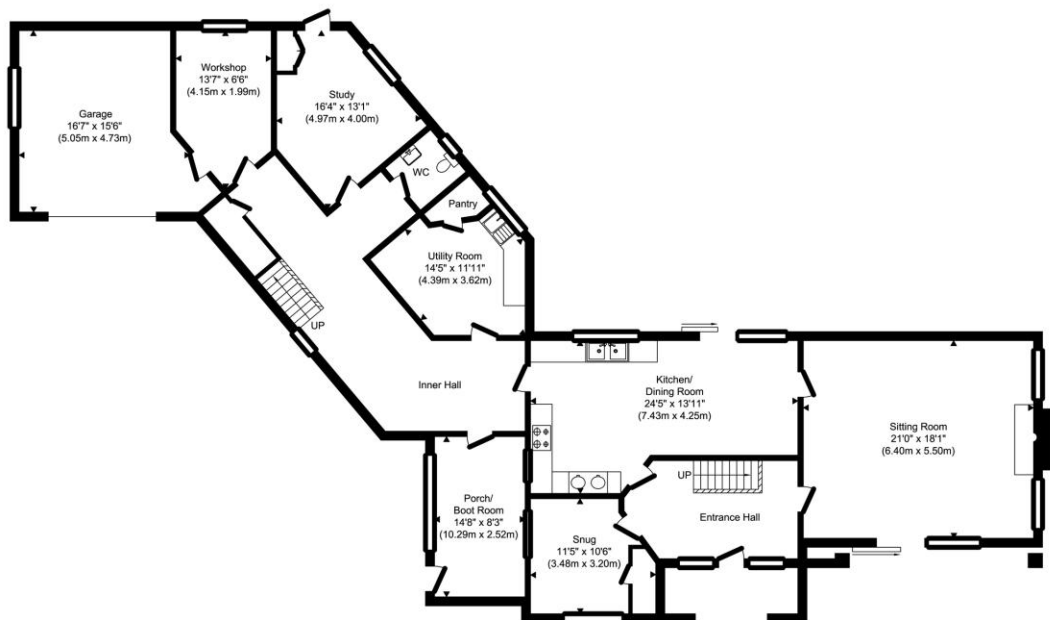
An additional 5.75 acres of land are available via separate negotiation. Please contact David Burr Leavenheath Ltd for further details.

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich IP1 2BX (0300 123 4000) **Band:** E

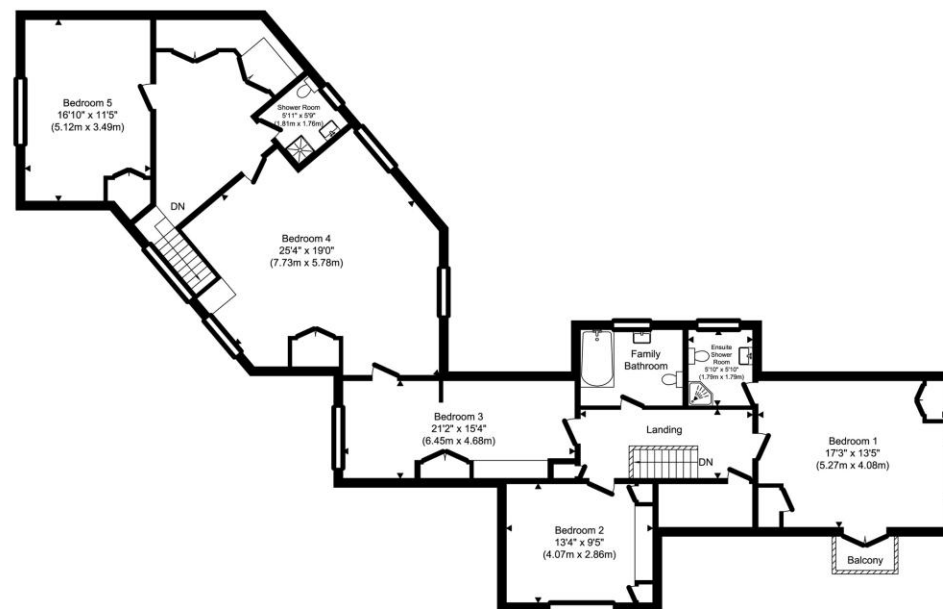
VIEWING: Strictly by prior appointment only through DAVID BURR. We value the safety of our clients and employees, please take a moment to review our health and safety guidelines for appointments and visiting offices <https://davidburr.co.uk/appointments-guidelines/>

SERVICES: Mains water and electricity are connected. Private drainage and oil central heating.
NOTE: None of these services have been tested by the agent.





Ground Floor
Approximate Floor Area
2163.86 sq. ft.
(201.03 sq. m)



First Floor
Approximate Floor Area
1668.62 sq. ft.
(155.00 sq. m)

TOTAL APPROX. FLOOR AREA 3832.27 SQ.FT. (356.03 SQ.M.)

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Offices at:

Leavenheath 01206 263007 - Long Melford 01787 883144 - Clare 01787 277811 -Castle Hedingham 01787 463404-Woolpit 01359 245245 - Newmarket 01638 669035 - Bury St Edmunds 01284 725525 - London 020 78390888