



**Grundle Hall,
The Grundle, Stanton**

**DAVID
BURR**



Grundle Hall, The Grundle, Stanton, Suffolk, IP31 2DH

Stanton is located centrally between the well served cathedral town of Bury St Edmunds (9 miles) and the market town of Diss (12 miles). Stanton has a good range of local amenities including post office, newsagents and store, garage, parish church, public house, doctor's surgery/health centre and primary school with pre-school to name a few. There is a large modern and well-equipped village hall which is used by many local groups and societies together with children's play areas, tennis courts and football fields. The well renowned Wyken Vineyard with Farmers Markets, Leaping Hare Restaurant and shop are on the village periphery.

An exquisite Medieval former Hall House with origins believed to date back to the late 15th Century and being Grade II* Listed. This superb detached family house has been meticulously cared for by the current owners and is presented to the highest of standards throughout whilst retaining many notable period features; of particular note is the impressive inglenook fireplace to the dining room with adjoining bread oven through to the study/snug and possibly of more importance is the superb painted timbers to the master bedroom which are a genuine delight. This exceptional property affords a wonderful, private idyllic setting on the periphery of this highly regarded Suffolk village and only a short distance from all of its amenities on offer. Grundle Hall is further enhanced by its well-manicured grounds that incorporate off street parking and garage. In all about 0.5 acres.

A superb detached Grade II* Listed period former Medieval Hall House which measures over 3000 sq. ft and enjoys an idyllic setting in grounds of 0.5 acres.

Solid oak entrance door through to;

ENTRANCE HALL: Having wonderful oak panelling and a display of exposed timbers. Doors through to dining hall and breakfast room.

DINING HALL: A magnificent room with wonderful high ceilings and a wealth of exposed timbers and studwork. Impressive large inglenook fireplace with herringbone brickwork and heavy oak bressummer creating the main focal point of the room. Attractive pamment flooring. Staircase rising to first floor with understairs cupboard. Door and further opening through to;

SITTING ROOM: A delightful double aspect room again under a high ceiling with attractive carved ceiling timbers and oak beams. Redbrick fireplace having raised hearth and fitted with a wood burning stove again creating the focal point of this delightful room. This charming room also has evidence of an old mullion window. Large built-in storage cupboard. Further door allowing access between the chimney stacks to the utility room and study/snug.

UTILITY ROOM: Having a single drainer sink unit with wooden worktops and cupboard under. Plumbing for washing machine. Double aspect to the side and rear. Door to rear garden. Open studwork to the study/snug. Door to cloakroom.

CLOAKROOM: Having W.C. The boiler is located in this room.

STUDY/SNUG: A wonderful versatile space with feature redbrick wall having a former bread oven. Display of exposed timbers and studwork. Side aspect and Velux to the rear.

KITCHEN/BREAKFAST ROOM: A superb area cleverly designed into two distinctive spaces with the *KITCHEN AREA* being fitted with matching wall and base units under wooden work preparation surfaces that incorporate a Butler style sink unit with mixer tap. Oil fired AGA set into a red brick fireplace under bressummer beam. Space for dishwasher and Rangemaster cooker. Wood flooring. Door to boot room. The kitchen area has two separate doors, one leading to the **CELLAR** which has power and light connected and a further door to the second staircase rising to the first

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floor. Arched oak spandrels with step down to the designated **BREAKFAST ROOM** - a genuinely wonderful room with rear aspect and a splendid display of exposed timbers and attractive oak panelled wall.

BOOT ROOM: Fitted with base units under wooden work preparation surfaces. Space for fridge freezer. Side aspect. Further door opening to the rear. Large walk-in pantry cupboard. Built-in double cupboard. Tiled flooring.

First floor

(Via staircase from the dining room or
via the staircase from the kitchen)

LANDING: A substantial area with rear aspect and boasting a wonderful display of timbers and studwork. Two large built-in storage cupboards. Further built-in storage cupboard.

BEDROOM 1: An exceptional room believed to form the original upper part of the north end of the Medieval Hall House with a wonderful display of timbers and studwork and more importantly offering painted ceiling timbers. This substantial double aspect room also affords two double wardrobes.

BEDROOM 2: Having a wealth of exposed timbers and studwork and offering front aspect with a built-in cupboard. Exposed wooden floorboards.

BEDROOM 3: Again, a superb room with ceiling and wall timbers and having front aspect.

BEDROOM 4: Having a vaulted ceiling with double aspect.

SHOWER ROOM: With built-in shower cubicle, part tiled surround and having window to side.

SEPARATE CLOAKROOM: With low level W.C. and wash hand basin. Airing cupboard. Side aspect. Exposed red brick chimney stack.

FAMILY BATHROOM: (Located near the kitchen stairwell). Fitted with a ball and claw roll top bath with mixer tap and shower attachment, W.C. and wash hand basin with mixer tap having vanity cupboard beneath. Wood flooring. Rear aspect.

Outside

Grundle Hall is approached via a quaint lane with high hedging that provides a degree of privacy for the grounds which in turn leads to Grundle Hall and its driveway. The driveway affords off street parking for two vehicles and continues to the **DOUBLE GARAGE** with two up and over doors, personnel rear door and power and light connected. A gate at the side of the garage provides access to the grounds and the house.

The grounds to Grundle Hall are a genuine delight and have been meticulously cared for by the present owners and designed with peace and tranquility in mind thus creating an idyllic setting featuring an abundance of well stocked flower and shrub borders and expansive lawn areas. To the hedgerow at the front of the grounds there is a fine gate with heavy wooden door allowing pedestrian access to the quaint lane. Directly to the rear of the property there is a well-placed terrace area and a further garden store. All in all enjoying views of the neighbouring paddocks.

LOCAL AUTHORITY: West Suffolk District Council. Band G.

BROADBAND & MOBILE: Please see our website and Ofcom.org.uk for further details.

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

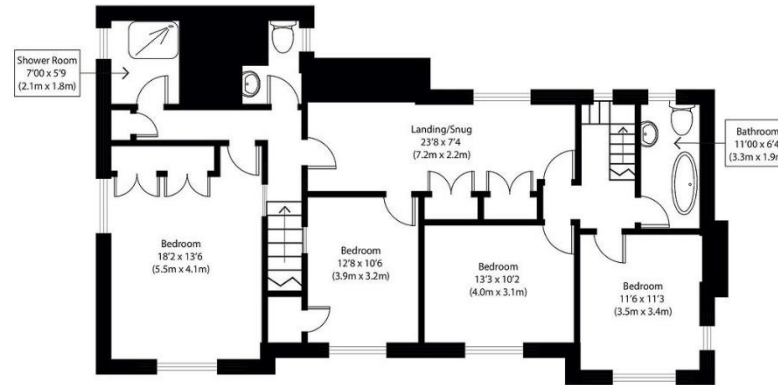
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VIEWING: Strictly by prior appointment only through DAVID BURR
Woolpit office 01359 245245

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Approximate Gross Internal Area
Main House 2860 sq ft (266 sq m)
Outbuildings 510 sq ft (47 sq m)
Total 3370 sq ft (313 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisers should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.dphoto.co.uk



First Floor



Ground Floor





