



**Old Newton House
Church Road
Old Newton**

**DAVID
BURR**



Old Newton House, Church Road, Old Newton, IP14 4ED.

Old Newton House is well positioned for access to local amenities, schooling, and transport links. The nearby town of Stowmarket offers **mainline rail connections to London Liverpool Street**, with the A14 providing routes towards **Bury St Edmunds, Cambridge, and Ipswich**.

Old Newton House is an elegant former rectory, dating back to 1823, beautifully positioned on the edge of a sought-after Suffolk village. Nestled within 7.5 acres of private grounds (subject to survey), the property enjoys a sense of seclusion, framed by a double-gated carriage driveway, mature specimen trees, and expansive gardens. A home of true distinction, this substantial residence offers over 5,775 sq. ft. of accommodation, blending period charm with modern practicality. The main house, with its grand reception rooms and light-filled kitchen/breakfast room, is complemented by a converted coach house, offering flexible use as guest accommodation with annexe potential (subject to planning), home office, or studio.

Old Newton House – A Refined Country Residence in a Tranquil Setting

Key Features

- Elegant Georgian home with a wealth of original features.
- Double-gated driveway leading to an attractive front garden with specimen trees, ensuring privacy.
- 7.5 acres (STS) incorporating a wildflower meadow, orchard, and grazing paddock.
- Expansive reception rooms, ideal for entertaining and family living.
- Stunning kitchen/breakfast room, bathed in natural light, featuring an electric AGA.
- Five spacious double bedrooms, including a principal suite with ensuite and countryside views.
- Detached converted coach house, offering scope for a guest annexe, studio, or home office.
- Range of outbuildings, including a potting shed, woodstore, and brick storage sheds.

ACCOMMODATION.

A Grand Entrance

Approached via a sweeping double-gated driveway, the front of the property is framed by an immaculately maintained garden, dotted with mature specimen trees, creating a picturesque approach while ensuring a **high degree of privacy**. The sense of arrival is both impressive and inviting, setting the tone for the home beyond.

A Light-Filled Kitchen at the Heart of the Home.

Stepping into the kitchen/breakfast room, it is immediately apparent that this is the true heart of the home. Bathed in natural light from a full-height arched sash window, the room enjoys uninterrupted views over the courtyard garden. The bespoke handcrafted hardwood cabinetry is complemented by a natural stone work surface, incorporating an inset sink with mixer tap. An electric AGA, positioned as a central focal point, provides not only cooking facilities but also gentle warmth, making this a welcoming space in all seasons.

The breakfast area is generously proportioned, currently housing a large farmhouse dining table and chairs, creating a perfect setting for casual family meals or relaxed gatherings. A built-in hardwood dresser offers further storage and display space.

Practicality & Storage – The Utility Room

The adjoining utility room offers additional fitted storage, with a work surface incorporating an inset sink, as well as an integrated electric oven and hob. This practical space is ideal for catering overflow and **secondary food preparation**.

Reception Rooms – Grand, Yet Inviting

Designed for both entertaining and everyday comfort, Old Newton House features a selection of versatile reception rooms, each with its own unique character.

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Drawing Room: An elegant, bay-fronted space, with high ceilings, intricate cornicing, and fireplace with wood burner, offering a formal setting with views over the gardens.

Dining Room: Ideal for hosting, this beautifully proportioned room enjoys southerly aspects and is flooded with natural light.

Sitting Room: A more relaxed space, with a feature fireplace with wood burner and double aspect windows, perfect for cosy evenings or informal gatherings.

Conservatory & Garden Room: The dining room benefits from French doors opening directly into the conservatory, which in turn leads onto the garden room and courtyard garden, allowing for seamless indoor-outdoor living.

First Floor – Five Characterful Bedrooms

A sweeping staircase leads to a spacious landing, off which are five generous double bedrooms, each enjoying its own unique aspect over the surrounding grounds.

- The principal bedroom is a tranquil retreat, featuring built-in wardrobes and an ensuite bathroom, with views stretching across rolling countryside.
- The remaining four bedrooms offer charming period features, high ceilings, and fitted storage, each carefully positioned to enjoy either morning or evening light.
- The family bathroom is beautifully appointed, featuring a bath, separate shower, creating a luxurious space for relaxation.

Outside Landscaped Gardens, Orchard & Paddocks

The grounds of Old Newton House are a haven for nature lovers, carefully designed to provide both formal gardens and natural landscapes.

- To the rear of the property, a courtyard garden offers a peaceful retreat, surrounded by mature planting.
- A hedged orchard is filled with a variety of mature fruit trees, providing seasonal produce.

- A wildflower meadow, carefully maintained with a selection of sapling specimen trees, enhances the biodiversity of the estate.
- The grassed paddock, enclosed by mature hedgerows, has been recently used for grazing, offering potential for equestrian use or smallholding activities.

The Coach House – A Flexible Space with Private Facilities.

Positioned within the grounds, the converted coach house offers a versatile space over two floors, currently configured as a studio, bedroom, and kitchenette, making it ideal for guest accommodation, multigenerational living, or a home office. A shower room enhances the functionality of this space, featuring a modern walk-in shower, WC, and washbasin, providing a self-contained living solution. The adjoining workshop and entertainment room add further scope for hobbies, workspace, or potential conversion.

Outbuildings & Practical Features

A selection of outbuildings enhances the functionality of the estate, including:

- Double garage with storage.
- Potting shed & woodstore, ideal for garden maintenance.
- Brick storage sheds, offering further scope for conversion or utility.

AGENTS NOTE: One of the paddocks has an existing overage that expires in 2035. For further information please contact the office.

SERVICES: Mains drainage, water and oil-fired central heating

NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: Mid Suffolk District Council – G

EPC RATING: TBC.

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

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

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



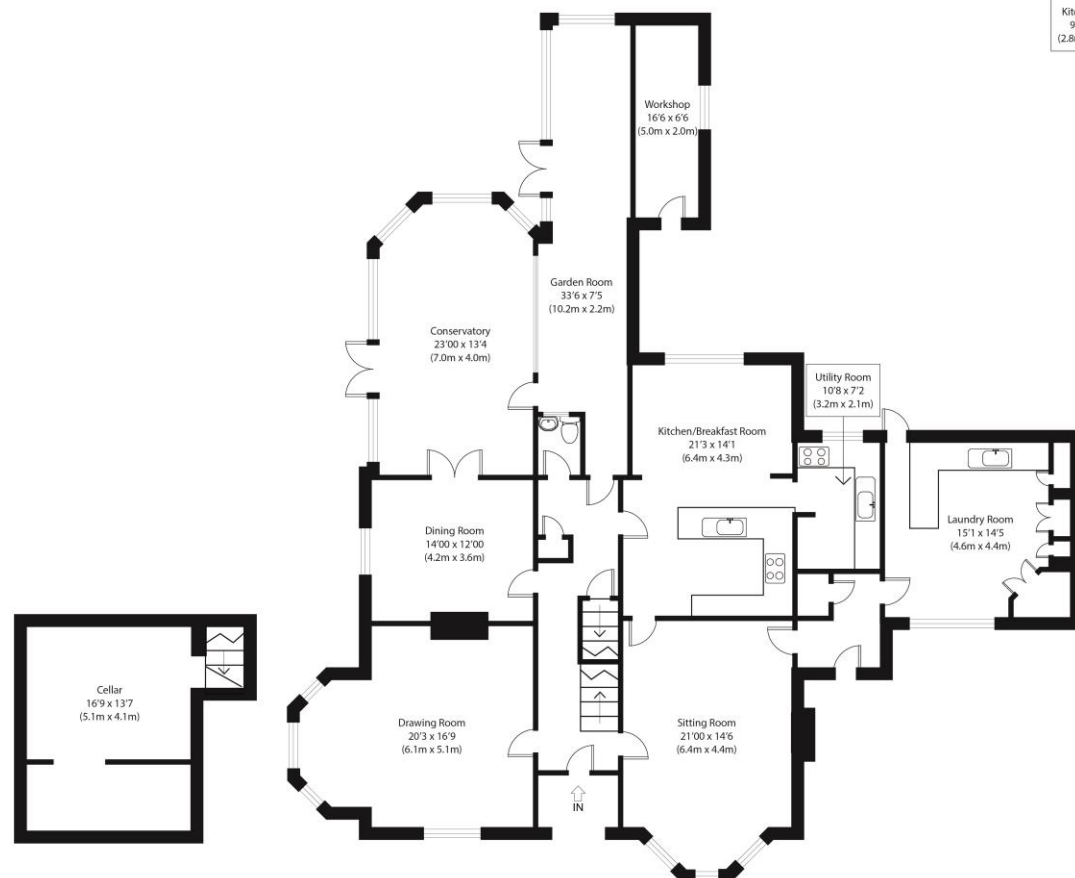




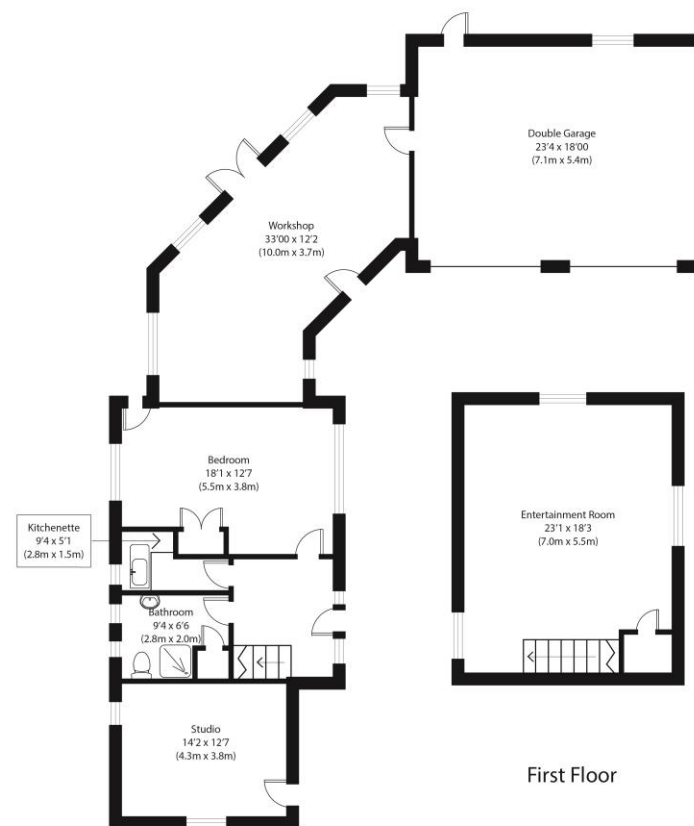
Approximate Gross Internal Area
Main House 4005 sq ft (372 sq m)
Outbuilding 1770 sq ft (164 sq m)
Total 5775 sq ft (537 sq m)

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 advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.
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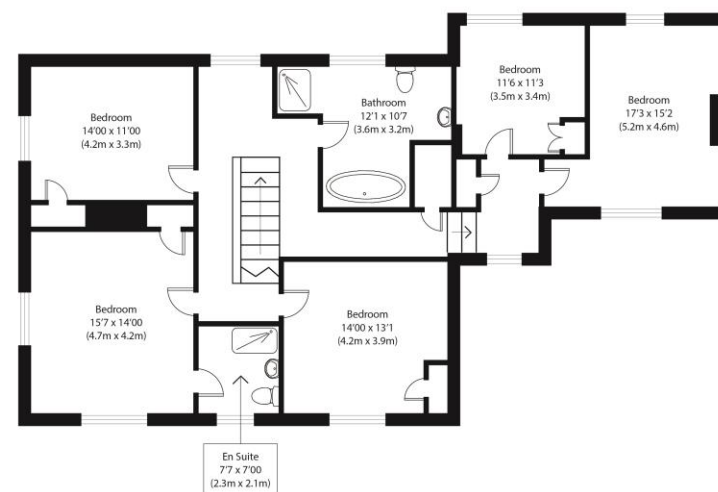
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Ground Floor



First Floor



First Floor

