



**The Old Rectory
Palgrave, Suffolk.**

**DAVID
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The Old Rectory, Upper Rose Lane, Palgrave, IP22 1AP.

Palgrave is a pretty and popular rural village centred around the village green and St Peter's Parish Church. The market town of Diss is only a mile away and offers excellent schooling, shopping and recreational facilities together with a mainline rail link to London's Liverpool Street Station. Ipswich and Norwich are both around 25 miles away, with the Heritage Coast at Aldeburgh and Southwold reachable in under an hour. Trains run every 30 minutes, reaching London in around an hour and a half and Norwich in 20 minutes. Bury St Edmunds is approximately 20 miles away. The A140 and A143 roads are also easily accessible from the village.

A detached and unlisted former Rectory of considerable presence, this elegant house offers both scale and refinement, and is believed to measure over 6,000 sq. ft. The accommodation offers versatility, providing at least six bedrooms, with the flexibility for more alongside four reception rooms, four bathrooms and two kitchens. Subtle architectural details suggest influences from both Georgian and Tudor periods. High ceilings, deep-panelled doors, shuttered sash windows, open fireplaces and striking exposed timbers all combine to evoke a rich sense of heritage throughout. The property is approached along a substantial gravel driveway, incorporating a triple garage built in 2000. Beyond secure parking, this outbuilding also offers exciting potential as a studio or home office (subject to the necessary planning consents). The grounds, extending to over half an acre, have been thoughtfully landscaped to complement the architecture that incorporate extensive lawn areas framed by mature hedges, terraces ideally placed to enjoy warm afternoons, and a charming summer house. Immaculately presented, this is a home of elegance and character that will appeal to those seeking space, history and beauty in equal measure.

An exquisite detached Georgian rectory offering grandeur, charm and versatile living within this highly sought after village.

ENTRANCE HALL: A striking welcoming area, with a beautiful tiled floor and a wide central hallway leading to the principal reception rooms. A grand staircase creates an immediate sense of scale.

DINING ROOM: A formal Georgian reception room of substantial proportions with tall sash windows fitted with shutters, and an elegant fireplace create an excellent focal point of the room. An ideal space for entertaining on a grand scale.

SITTING ROOM: Mirroring the dining room in size and style, this is another impressive space with attractive parquet flooring, a central fireplace, and almost floor-to-ceiling sash windows. Light floods in, highlighting the symmetry and classical detail.

FAMILY ROOM: Positioned to the rear and believed to form part of the Tudor core of the property, this room contrasts with the Georgian formality. A central oak column supports exposed timbers, while a wood-burning stove

adds warmth. French style doors open directly onto the garden, making this a relaxed everyday living room.

GAMES ROOM: With its projecting bay window and views across the garden, this handsome room currently serves as a billiard room but would lend itself to a multiple of uses like a music room, library, or secondary sitting room.

KITCHEN/BREAKFAST ROOM: A superb square farmhouse-style kitchen with shaker units, a butler style sink with mixer tap and an Aga set into a former fireplace. The scale allows for a central dining table, creating a homely hub for family living. A natural wood panelled wall contains doors to a wine cellar and a second kitchen.

SECOND KITCHEN ("Summer Kitchen"): Designed for flexibility, this fitted second kitchen allows for cooking without the Aga in warmer months, has a further sink unit with mixer tap and an integrated dishwasher. Ideal also for catering larger gatherings.

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UTILITY ROOM: A generously sized room with practical storage and space for laundry appliances.

CLOAKROOM/WC: Conveniently located for guests.

FIRST FLOOR:

LANDING: An inviting, expansive landing showcasing the age of the property with part offering a display of exposed timbers and studwork. This central space connects the bedroom accommodation.

PRINCIPAL BEDROOM SUITE: A private suite comprising a spacious bedroom, a luxurious dressing area large enough to serve as an additional sitting area with feature fireplace, and a well-appointed en-suite bathroom. A true retreat within the home.

Bedroom Two: A large double room with feature fireplace and sash windows, filled with natural light.

Bedroom Three: Another sizeable bedroom with vaulted ceiling and feature fireplace, currently used as a study.

Bedroom Four: A comfortable double bedroom, ideal for a guest room or child's bedroom.

Bedrooms Five & Six: Smaller rooms currently used as studies/home offices but with potential as additional bedrooms or hobby rooms if required.

BATHROOMS: Two elegant family bathrooms serve this floor, one fitted with a roll-top bath having central mixer tap with shower attachment and the other with a shower, in addition to the en-suite to the principal bedroom.

SECOND FLOOR:

ADDITIONAL BEDROOMS: Three further rooms set within the eaves, with exposed timbers and character. These versatile spaces could be used as further bedrooms, a self-contained apartment, or a large work-from-home suite.

SHOWER ROOM: Servicing this floor with modern fittings.

Outside

The property is set within grounds extending to **over half an acre**, thoughtfully landscaped to balance beauty with practicality. Expansive lawns sweep away from the house, bordered by mature hedging and an array of specimen trees that provide both structure and privacy.

Two terrace areas offer enchanting spots to sit and enjoy the garden through the seasons, lending themselves to al fresco dining. Gravelled courtyards add variety and texture, enhancing the sense of space and flow around the property, while a charming open-sided **summer house** provides a retreat on warmer days.

A wide gravel driveway ensures an impressive approach and plentiful parking, in addition to a substantial **triple garage** built in 2000. Beyond secure vehicle storage, the garage also presents exciting potential for alternative uses, from a spacious studio to a dedicated home office, subject to the relevant planning consents. Together, the gardens and outbuildings create a setting that is both elegant and highly versatile, complementing the scale and grandeur of the main house.

TENURE: Freehold

LOCAL AUTHORITY: Mid Suffolk District Council: Band G

SERVICES: Mains Electricity, Gas, Water & Drainage. Gas Central Heating.

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

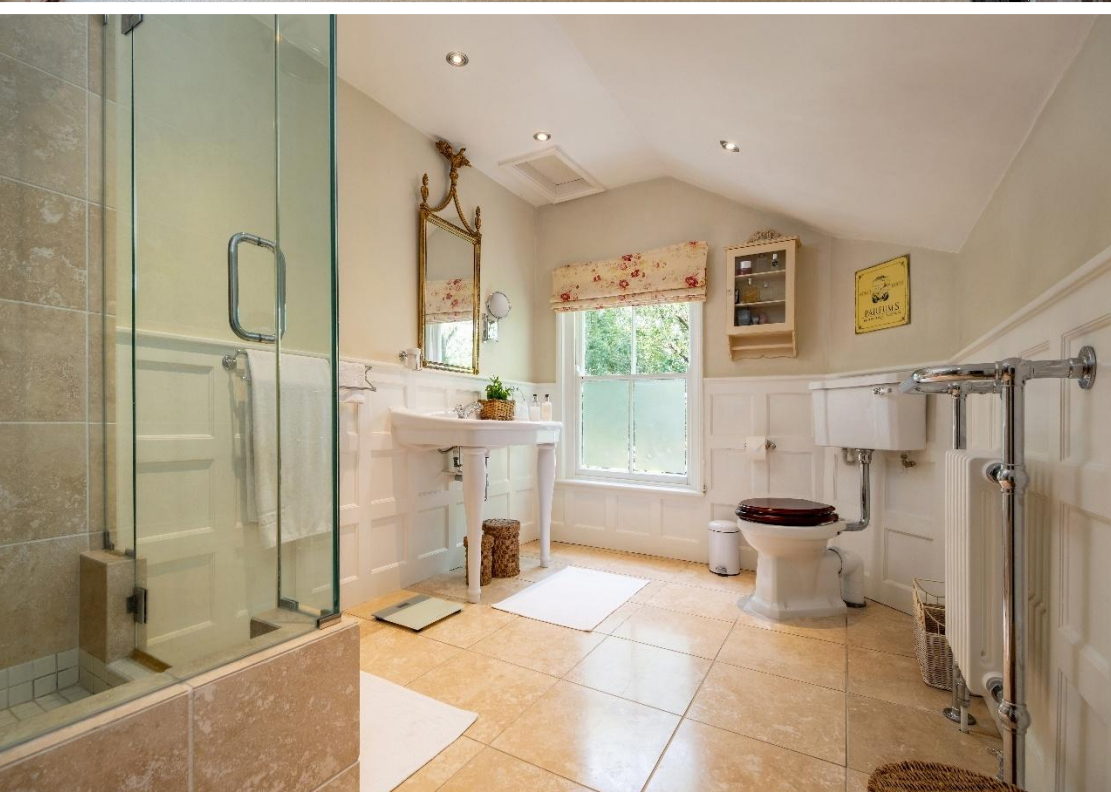
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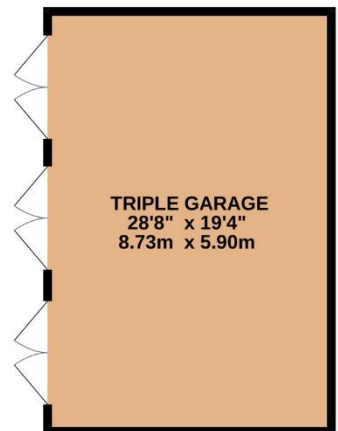
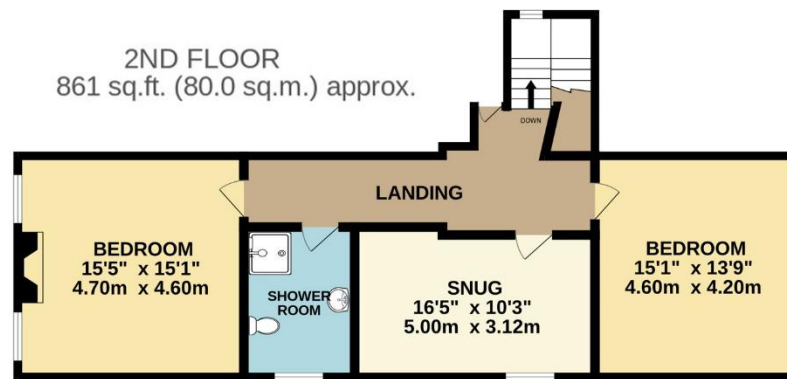
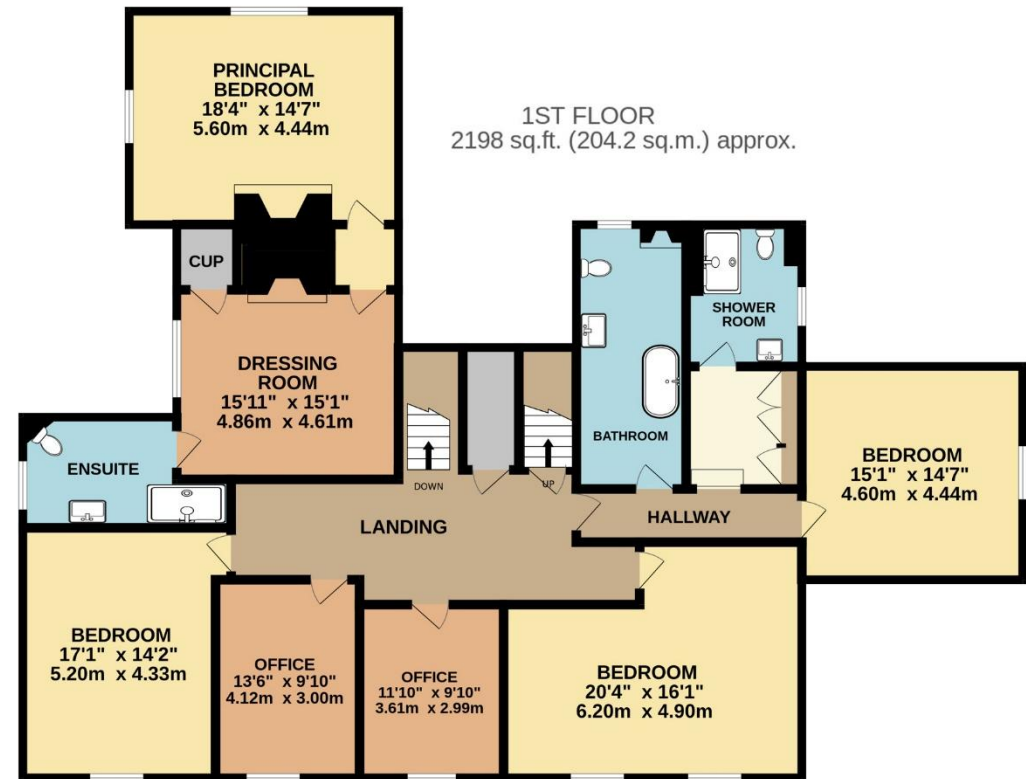
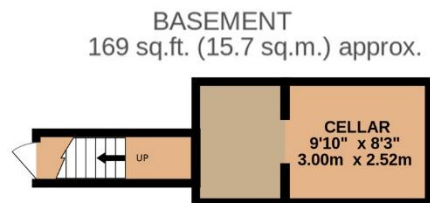
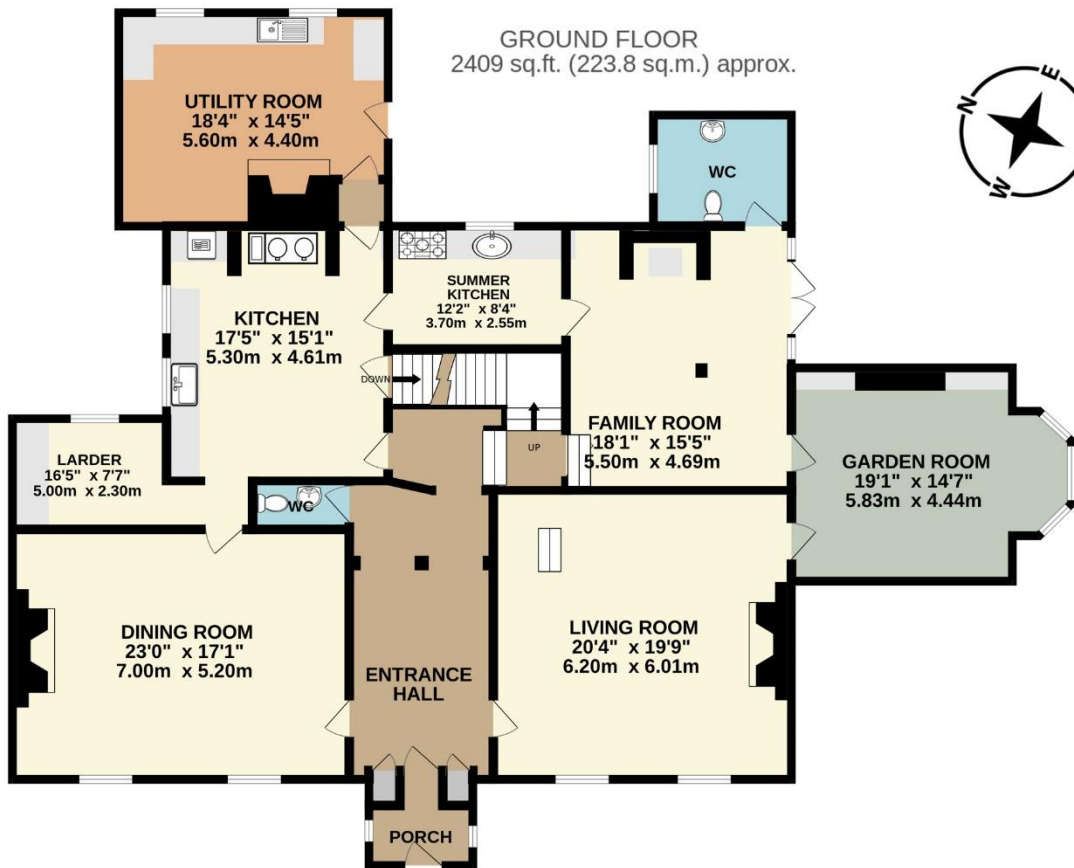
BROADBAND AND MOBILE: Please see our website and Ofcom.org.uk for further details.

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

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TOTAL FLOOR AREA (approx.)

Accommodation: 5637 sq.ft (523.7 sq.m) - Garage 554 sq.ft (51.5 sq.m)
Measurements are approximate. Not to scale. Illustrative purposes only.
Produced for David Burr Estate Agent.

