



DAVID  
BURR

MULBERRY HOUSE,  
BELCHAMP ST. PAUL







# Mulberry House, Vicarage Road, Belchamp St. Paul, Sudbury, Suffolk

An exceptional former Vicarage in a highly regarded village on the Essex/Suffolk border with extensive accommodation and wonderful grounds.

Clare - 4 miles, Sudbury - 7 miles, the latter with commuter link to London Liverpool Street Station.

- Magnificent grade II Listed former Vicarage
- 17<sup>th</sup> century origins with subsequent Victorian additions
- 6/7 bedrooms and 4 bathrooms in the main property
- 3/4 reception rooms
- High quality bespoke kitchen/breakfast/living room
- Lovely wine cellar
- Superb period features including high ceilings and fine sash windows with original shutters
- Utility and separate laundry room
- Three bedroom 'annexe' offering income potential
- Beautiful garden room opening onto walled garden with kitchenette/bar area
- Extensive parking including triple garage and single garage
- Workshop
- Tree lined path leading toward village Church
- Mature gardens including a stumpery, sunken garden and open lawns measuring **4.5 acres (sts)**
- Picturesque village with public house and greensward



## LOCATION

The village of Belchamp St. Paul offers local facilities including a primary school and public house. Surrounded in the whole by open countryside and with the market towns of Sudbury (7 miles) and Clare (4 miles) which can be easily reached by car with their many facilities and amenities including a railway link to London's Liverpool Street from the former.

## THE PROPERTY

An historic former vicarage which has been impeccably maintained and meticulously improved by the current owners and with a huge array of original period features yet with many contemporary finishes well-suited to modern living. Extensive accommodation is arranged over four storeys including six/seven bedrooms and four bathrooms in the main house as well as three wonderful formal reception rooms and an open-plan island kitchen/living/breakfast room. A separate self-contained dwelling known as 'The Oratory' provides the potential for multi-generational living or income as a rental. Generous grounds include a beautiful walled garden with a crinkle crinkle wall, numerous specimen trees including the eponymous mulberry tree which gives the property its name and plenty of outbuildings including garaging, a garden room and a wonderful roundhouse/stage.

**In all about 4.5 acres (sts).**

**POSTCODE:** CO10 7BP

**WHAT3WORDS:** greyhound.ambition.sorters

**LOCAL AUTHORITY:** Braintree District Council, Causeway House, Bocking End, Braintree CM7 9HB (01376 552525).

**COUNCIL TAX BAND:** H

**TENURE:** Freehold

## AGENTS NOTES

The property is Grade II Listed and thought to date back to the 1600s.

The property is located within a conservation area.

High speed internet is connected to the property to facilitate working from home

### The Oratory





## MAIN HOUSE

**ENTRANCE PORCH:** With Victorian tiles, bench seating and original arched front door leading to:-

**ENTRANCE HALL:** An impressive space with high ceilings and staircase rising to the first floor. Large sash windows with original shutter allowing for plenty of natural light and doors leading to:-

**DRAWING ROOM:** A wonderful dual aspect room with a total of six sash windows. Central open fireplace with carved marble surround, and with deep skirting and coving.

**SITTING ROOM:** A cosy reception room with high ceilings and views over the grounds. Impressive open fireplace with wooden surround with Latin inscriptions and open fronted bookshelves.

**DINING ROOM:** An impressive formal space with deep skirting, high ceilings and a wonderful stone fireplace with hand carved inscriptions. Dual aspect views over the grounds.

**Inner Hall:** With a **cloakroom** and **boiler room** off and door leading to:-

**LIVING AREA:** A cosy room with a Jotul wood burning stove situated on a polished limestone hearth with oak bressumer beam over. Underfloor heating and open studwork leading to:-

**BREAKFAST AREA:** With exposed timbers, plenty of space for table and chairs, limestone flooring which continues throughout the rest of the kitchen and opening onto:-

**KITCHEN:** Finished to an exceptionally high quality with polished Quartz worksurfaces incorporating two one-and-a-half sinks with mixer taps above and drainers to side. Subway tile splashbacks and a range of integrated appliances including 2 Bosch dishwashers, Bosch ovens, space for a free-standing American style fridge/freezer. Fitted Bosch induction hob and extensive storage throughout. Brick staircase rising to first floor and further door leading to:-

**BOOT ROOM:** A useful space for coats and shoes and with base level units incorporating a butler sink with a wooden worksurface and faucet tap over. Door leading to outside.

**CELLAR:** Accessible by brick and timber steps with a wrought iron gate leading into a secure wine cellar with ambient lighting and a central stone tasting table.

## First Floor

**LANDING:** With fitted storage cupboards.

**PRINCIPAL SUITE:** An exceptionally large double room with a wonderful dual aspect view over the grounds. Feature fireplace with carved wood surround and door leading to:-

**EN-SUITE:** With stone flooring and containing a large corner shower, panel bath, WC and wash hand basin.

**BEDROOM 2:** A further spacious double room with a feature fireplace and views over the grounds.

**BEDROOM 3:** An ideal guest bedroom with fitted wardrobe, feature fireplace and pretty views.

**BATHROOM:** Serving bedrooms two and three and containing a large double-width walk-in shower, panel bath, WC and traditional style Heritage wash hand basin.

**BEDROOM 4:** Accessible from a half-landing off the main staircase and with further steps leading down to the kitchen area. A flexible room currently utilised as a study/music room but with the clear potential to be used as a further double room if required. Exposed timbers and a Victorian cast iron fireplace with tiled slips.

**BEDROOM 5:** A cosy double bedroom with a vaulted ceiling with exposed timbers and a large storage cupboard off.

**BEDROOM 6:** A double room with partially vaulted ceiling, exposed timbers and mullioned windows.

**BATHROOM:** Conveniently serving bedrooms four, five and six, a particularly spacious room containing a corner shower, panel bath, WC and wash hand basin with vanity suite below.

## Second Floor

**LANDING:** With a wide range of windows allowing for plenty of natural light and with stunning views over the walled garden, wider grounds and fields beyond.

**BEDROOM 7:** A fantastic guest room with feature fireplace and oriel window with commanding views and access to two attic spaces.

**STUDY:** Currently utilised as a laundry/sewing room, this room could also be utilised as an additional bedroom if required.

**CINEMA ROOM:** A room specifically designed as a home cinema with space for a ceiling mounted projector, fitted surround sound speakers and an elevated area of seating. Integrated drop down projector screen and a pretty Victorian fireplace.

**BATHROOM:** Containing a panel bath, WC, bidet and wash hand basin with storage unit below. Heated towel rail.

### Outside

The property is approached via a large sweeping gravel driveway with in-and-out electric gates. In front of the house is a beautiful carriage circle with a mature mulberry tree in the centre. Mature formal gardens surround the house on all sides with various special features including a formal pond, many specimen trees and a superb walled garden with a crinkle crinkle wall. The extensive grounds continue with wide open expanses of lawn that abut open fields to the rear. Within the grounds are various useful outbuildings including a particularly fine potting shed and a wonderful:-

**ROUNDHOUSE:** A superb addition perfect for any budding thespian with a stage, yurt style ceiling, power and light connected.

Adjacent to the roundhouse is a wonderful stumpery which in early spring is flushed with snowdrops, daffodils and various specimen trees as well as a further selection of useful garden stores. Accessible from the driveway is a high-quality detached **TRIPLE GARAGE BLOCK** with two electric doors and a further separate detached single bay **GARAGE**.

Immediately behind the main house is a paved terrace with an elevated flower bed containing a mature olive tree enclosed by a mellow brick wall. Accessible from the terrace is the:-

**GARDEN ROOM:** With stone flooring and a wall of glass allowing for plenty of natural light and a **KITCHEN FACILITY** with storage units, stainless-steel sink and space for appliances to one end. Double doors open into the walled garden making this space ideal for garden parties and special occasions or even as a wedding venue (subject to any necessary consents).

Adjacent to the house is a detached **UTILITY BARN** with space and plumbing for washing machine and tumble dryers and plenty of further appliances.

## THE ORATORY

The Oratory is a wonderful self-contained dwelling which renders itself perfect for multigenerational living, for guests or as a means for generating income through a long term rental or holiday let (subject to any necessary permissions). The accommodation includes:-

**SITTING ROOM:** With triple aspect, plenty of space for seating, open fireplace with exposed brick surround, storage cupboard off and doors leading to:-

**KITCHEN:** With parquet brick flooring and a range of base level units incorporating a Beko electric oven and a Stanley Range cooker. Sink and space and plumbing for a dishwasher.

**DINING ROOM:** A double aspect room with plenty of space for a dining table and chairs and with storage cupboard and a staircase rising to first floor.

**SHOWER ROOM:** Containing a double-width shower, WC and pedestal wash hand basin. Airing cupboard with hot water tank/immersion.

### First Floor

Accessed via two separate staircases, at one end is a landing serving:-

**BEDROOM 1:** A double bedroom with a wash hand basin.

**BEDROOM 2:** A further double bedroom with a wash hand basin and loft hatch.

**BEDROOM 3:** A particularly private room with plenty of space for a double bed, access to loft hatch and further storage room and wonderful views over the property's grounds.

Extensive parking can be found between the oratory and the garden room which continues through to garaging.

**SERVICES:** Main water and drainage. Main electricity connected. Oil fired heating by radiators. Underfloor heating in parts. **NOTE:** None of these services have been tested by the agent.

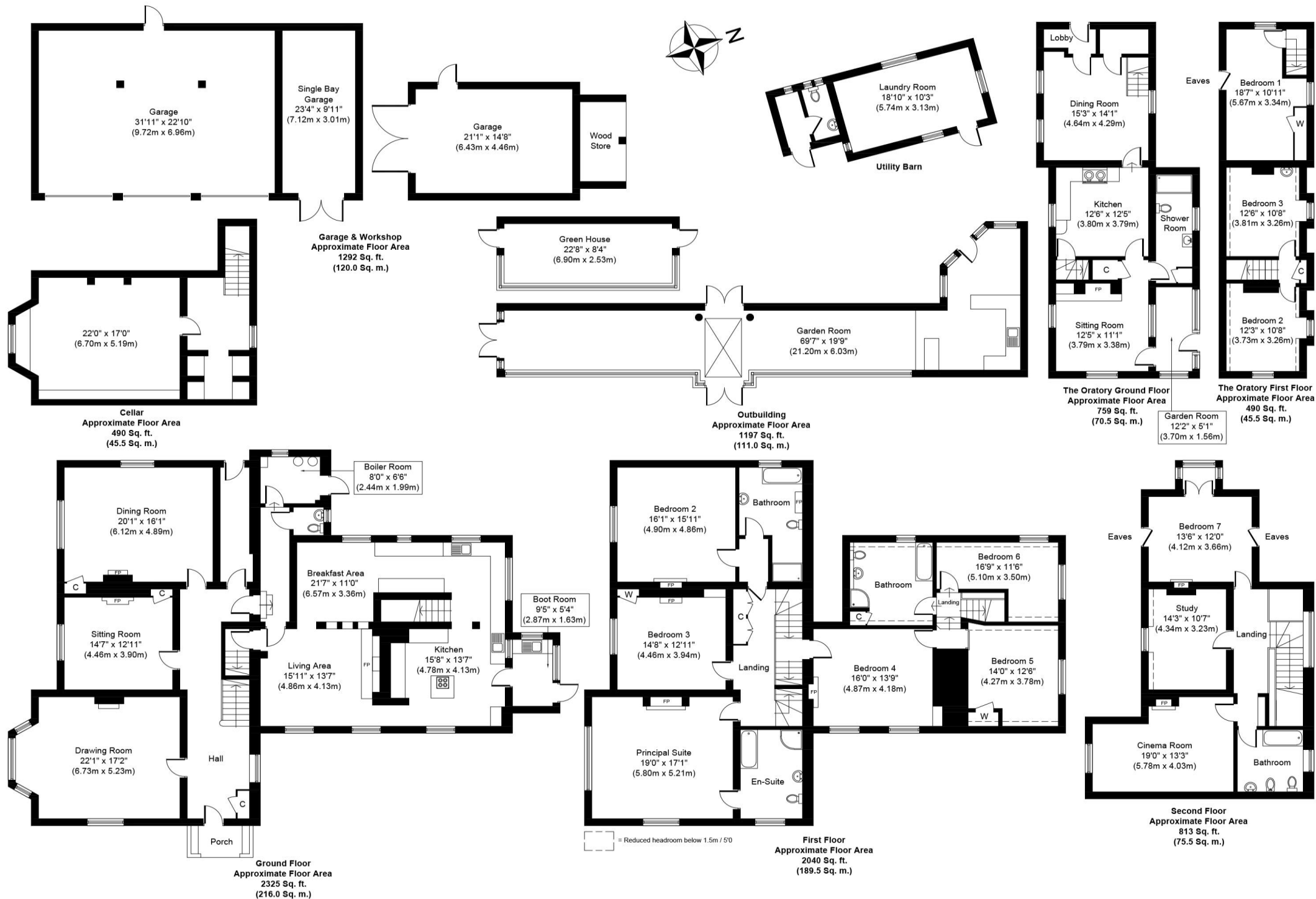
**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**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 whatsoever 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.









Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.











