



Bower Hall
Pentlow, Suffolk

**DAVID
BURR**



Bower Hall, Pentlow, Sudbury, Suffolk CO10 7JT

Pentlow is an attractive rural village dominated by the Rev. Bull's 19th Century tower folly. The market town of Sudbury with its commuter rail link to Liverpool Street is about 5 miles away, whilst Cambridge is about 35 minutes drive to the west. A range of local amenities including shops, schools and restaurants can also be found in nearby villages Clare and Long Melford.

This delightful Grade II Listed equestrian property is situated in a quiet, rural location at the end of a no through lane. The property, which benefits from planning permission for a significant extension, sits within 8.8 acres of beautiful countryside incorporating useful outbuildings, a stable block and menage creating an ideal equestrian residence with bridle paths leading towards Cavendish and Clare.

A unique equestrian opportunity set within 8.8 acres in a quiet, rural location.

SITTING ROOM A delightful double aspect room featuring exposed beams, high ceilings, leaded light windows and an attractive inglenook fireplace with stone hearth.

DINING ROOM A charming room featuring exposed beams, brick fireplace and French doors opening to the terrace.

KITCHEN/BREAKFAST ROOM Extensively fitted with a range of units under granite worktops with a butler sink inset. Appliances include a double oven AGA, integrated dishwasher and space for an American fridge freezer whilst slate flooring leads through to the **dining area** enjoying a pleasant outlook over the front garden.

GARDEN ROOM A splendid room overlooking the rear gardens with slate flooring and French doors opening to the terrace.

REAR LOBBY With slate flooring and external door.

CLOAKROOM With a WC and wash basin.

First Floor

LANDING Features an attractive brick fireplace and exposed beams with doors to:

BEDROOM 1 A light, double aspect room enjoying stunning views over the rear gardens and paddocks beyond, exposed beams and impressive oak floor boards.

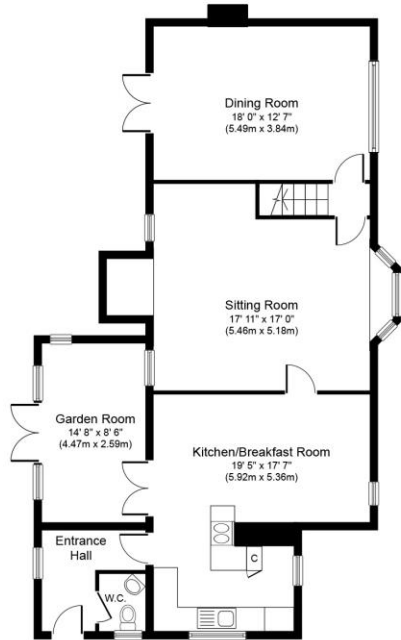
BEDROOM 2 With exposed beams, cupboard and impressive exposed floor boards.

BEDROOM 3 Enjoying a pleasant outlook over the front garden with exposed beams and exposed floor boards.

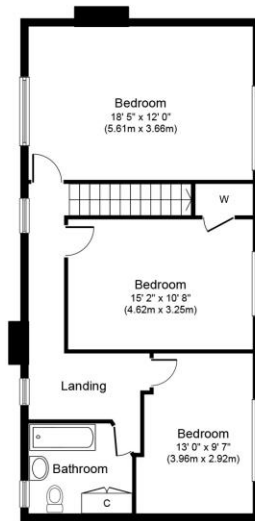
BATHROOM Fitted with a white suite comprising a WC, wash basin, panelled bath with shower attachment and airing cupboard.

Outside

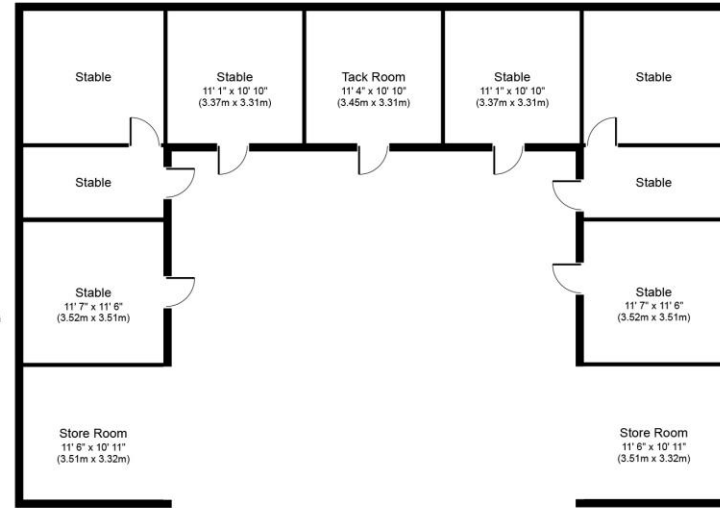
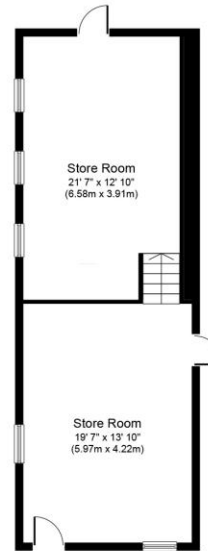
The property is situated in a quiet, rural location at the end of a no through lane offering parking and turning for several vehicles with additional parking area for horse boxes etc. There are formal gardens to the front and rear which are predominantly lawned with well stocked beds and borders and various specimen trees creating a tranquil and colourful setting throughout the year. A mature orchard includes cherry, apple, plum and pear trees with a vegetable patch and blackberry and gooseberry bushes.



Ground Floor
Approximate Floor Area
1,070 sq.ft.
(99.4 sq.m.)



First Floor
Approximate Floor Area
736 sq.ft.
(68.3 sq.m.)



Outbuilding
Approximate Floor Area
1,871 sq. ft.
(173.9 sq. m.)

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.

