



Pope Mill
Sturmer, Suffolk

**DAVID
BURR**



Pope Mill, Coupals Road, Sturmer, Haverhill, Suffolk CB9 7UW

Sturmer is a pretty village situated on the immediate fringe of the Essex/Suffolk border with a beautiful church and public house. For general facilities there is a picturesque market town of Clare about 5.5 miles and for the London commuter, Audley End main line station is about 14.5 miles providing good services to London Liverpool Street and Whittlesford station about 17 miles with a direct link to London. Stansted airport approximately 45 minutes journey.

Pope Mill is situated in one of Suffolk's finest locations set in all about 10 acres within the middle of a thriving 18 hole golf course in a completely secluded rural setting. Originally the site of a Water Mill the property now offers a completely serene and tranquil setting and comprises a Grade II listed 15th Century house, Estate Office, Party Barn, Stables and a Three Bay Cart Lodge & Store all within stunning grounds split into formal garden and Paddocks. A real once in a lifetime house, that really must be seen to comprehend.

Set within circa 10 acre grounds, in a private, rural setting with a range of substantial outbuildings and surrounded by a picturesque 18 hole golf course.

MAIN HOUSE

Entrance into:

HALLWAY: A charming hallway with leaded light windows, heavy oak front door, oak panelling, flagstone flooring and oak doors leading to:

DRAWING ROOM: A stunning reception room with double glazed dual aspect windows and a feature open fireplace with pamment tiled hearth, cast iron log grate with bressumer over and copper hood, exposed oak beams and open studwork leads through to:

STUDY AREA: With a range of fitted oak book cases, storage and double glazed windows overlooking the rear courtyard.

DINING ROOM: A generous reception room with high ceilings, oak flooring, doors and staircase leading to the first floor. A stunning fireplace with herringbone brick hearth, bread oven and multi-fuel wood-burning stove with bressumer over, outlook to the front aspect, staircase leading to the first floor. Door to the:

SITTING ROOM: Another charming reception room with high ceilings, exposed oak beams, double glazed windows offering dual aspect views across the formal gardens. Storage cupboard and oak French doors opening to the:

AGA KITCHEN: Extensively fitted with a Knights Country Kitchen under a solid granite worktop with Butler sink inset. Integrated appliances include a fridge/freezer, AGA cooker, Bosch secondary double oven and four ring hob, space for a dishwasher, slate tiled flooring, large walk-in pantry cupboard and stable door opening to the:

BREAKFAST ROOM: A more recent addition, partly vaulted with light oak windows, French doors and door leading out to the rear. Views across the formal gardens.

REAR HALL: A spacious and practical rear hallway with flagstone flooring, large roof window, oak staircase leading to the first floor with storage beneath and door to:

SHOWER ROOM: With tiled shower cubicle, wash hand basin, WC and flagstone flooring.

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First Floor

First floor leading from the dining room.

LANDING: With a Velux roof window and doors leading to:

MASTER BEDROOM: With exposed beams, heavy oak ledge and braced door, storage built into the chimney recess, double wardrobes with bespoke oak fitted dressing table and vanity sink with marble surface with bespoke integral shoe storage beneath, two roof windows looking to the rear.

BEDROOM 2: A double bedroom of dual aspect, partly vaulted with exposed beams, fitted double wardrobe and views across the formal gardens.

BEDROOM 3: A partly-vaulted double bedroom with exposed beams, built-in double wardrobe, double glazed window to the front aspect.

BATHROOM: Stylishly fitted with original jacuzzi spa bath, WC, bidet and vanity unit with countertop sink and storage beneath, partly tiled walls, heated towel rail.

First floor leading from the rear hallway.

LANDING: With window to the side aspect, staircase leading to the second floor and rooms off.

BEDROOM 4: Double bedroom with outlook to the front aspect with double glazed windows and built-in wardrobe.

NURSERY: With double glazed window overlooking the rear aspect and exposed beams.

BATHROOM: Comprising a panel bath with shower over, vanity unit with WC, wash hand basin with storage beneath. Partly tiled walls and heated towel rail.

Second Floor

Accessed by an oak staircase with oak storage cupboards built into the eaves.

BEDROOM 5: With outlook to the side, partly vaulted and built into the eaves.

BEDROOM 6/PLAYROOM: With double glazed window overlooking the courtyard, exposed beams and entrance to generous loft space via small oak door.

The Estate Office

A delightful Estate office with integral cart-lodge built circa. 2000, opening into a light space with glazed window to the front. A staircase leads to the first floor. Doors to:

Kitchenette With a range of wall and base units, stainless steel sink inset, space and plumbing for washing machine. Integrated appliances include a Blomberg electric oven, four ring hob, fridge/freezer and dishwasher. A stable door leads to outside.

Bathroom With large tiled shower cubicle, separate panelled bath with shower attachment over, tiled splashback, WC, vanity sink unit and airing cupboard.

First Floor

A generous space with an apex vaulted window to the front, Velux window to the rear and two large rooms with windows to each of the side aspects and eaves storage cupboards.

The Barn

A Grade II listed barn currently utilised in two sections, partly agricultural and partly as a party barn with vaulted ceiling and mezzanine area. The party barn is ideal for hosting weddings & functions and has plenty of space for farm machinery and classic cars.

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Further outbuildings include a **STABLE BLOCK** with **TWO STABLES** and a **TACK ROOM** featuring the original mangers and further stable/workshop, again, with the original mangers. Parking comes in the form of a rear courtyard to the house with a **Three Bay Cart Lodge** and adjacent workshop.

Outside

The property is approached via an extensive sweeping tree-lined driveway with a thriving Golf Course located to either side, leading to a wooden bridge over the river and through electrically controlled wrought iron gate. The breathtaking grounds come into view with a charming Mill Pond surrounded with a range of mature trees, including Willow and Monkey Puzzle. The far-reaching view to the right is straight onto the post and rail paddocks. The driveway splits with access leading round to the rear of the property where a Three Bay Cartlodge and adjacent Workshop can be found in the rear courtyard. A gravel driveway leads to a turning circle situated immediately to the front of the property with a central majestic Cedar tree. The formal gardens incorporate vast expanses of traditional lawn interspersed with a range of mature trees, flower beds, orchard, vegetable beds and with a charming ancient quince tree prominently located. The formal gardens are separated by a field drain to the large expanse of paddocks which are enclosed with post, rail and stock fencing.

The adjoining boundary separating the property from the golf course being the Stour Brook.

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

EPC RATING: Band TBC. A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: Braintree District Council, Causeway House, Bocking End, Braintree CM7 9HB

COUNCIL TAX BAND: G. £3,618.19 per annum.

TENURE: Freehold.

CONSTRUCTION TYPE: Timber frame.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. Speed: Up to 1000 mbps download, up to 1000 mbps upload.

Phone Signal: Yes. Provider: Phone signal coverage is limited.

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

SUBSIDENCE HISTORY: None known.

RIGHTS OF WAY/EASEMENTS/PUBLIC FOOTPATHS: A right of way exists over and along the accessway between the railway bridge and the main road.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

ASBESTOS/CLADDING: None known.

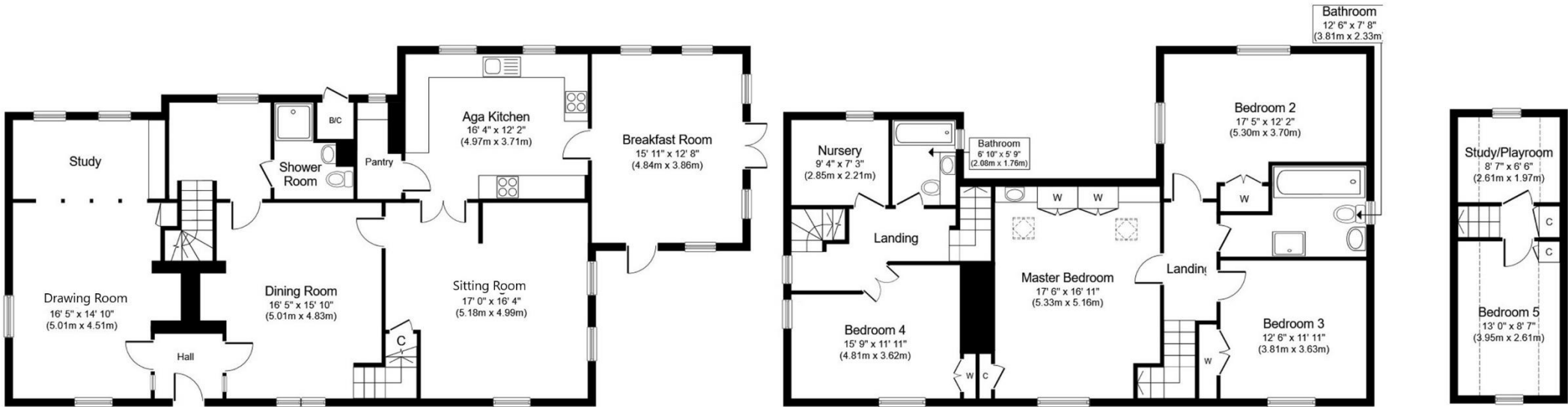
RESTRICTIONS ON USE OR COVENANTS: None known.

FLOOD RISK: None known.

ACCESSABILITY ADAPTIONS: None.

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.



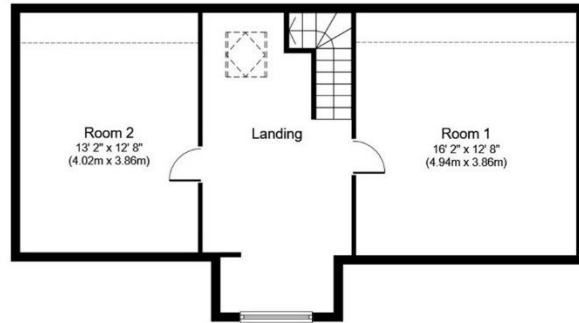
Ground Floor
Approximate Floor Area
1,451 sq. ft.
(134.8 sq. m.)

First Floor
Approximate Floor Area
1,127 sq. ft.
(104.7 sq. m.)

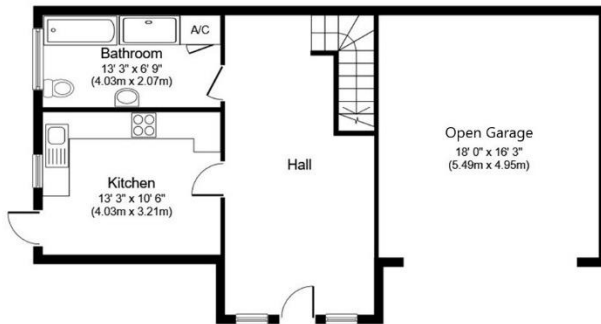
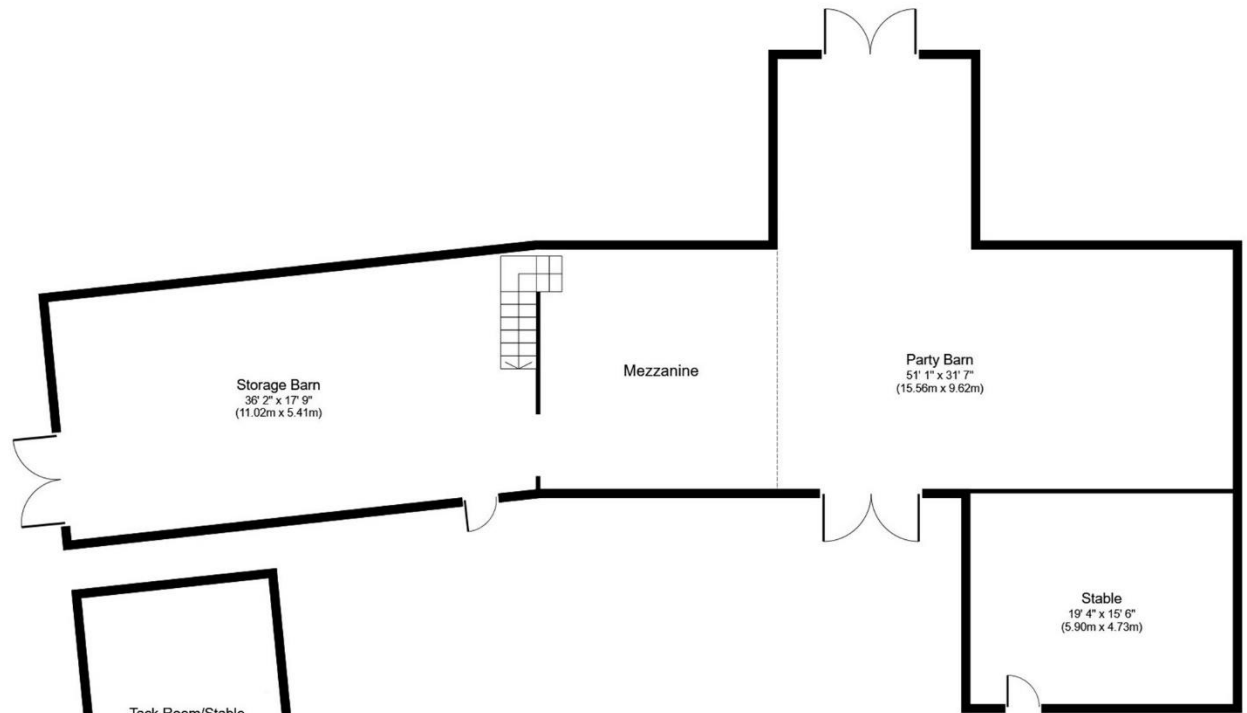
Second Floor
Approximate Floor Area
200 sq. ft.
(18.6 sq. m.)

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.

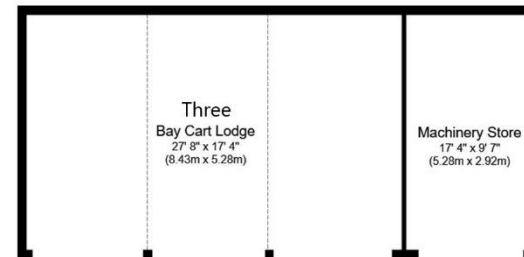
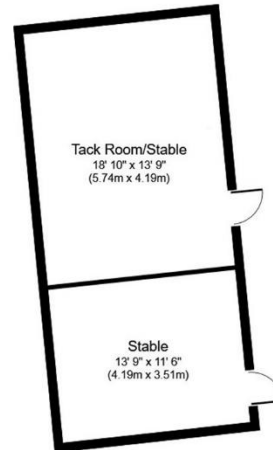
The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Outbuilding First Floor
Approximate Floor Area
765 sq. ft.
(71.1 sq. m.)



Outbuilding Ground Floor
Approximate Floor Area
776 sq. ft.
(72.1 sq. m.)



Outbuildings
Approximate Floor Area
3,099 sq. ft.
(287.9 sq. m.)

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