



DAVID
BURR

RISE FARM, PRESTON ST. MARY,
SUDBURY, SUFFOLK



RISE FARM,

Preston St. Mary, Sudbury Suffolk

A charming farmhouse with tennis court, swimming pool, barn and other useful outbuildings.

Lavenham - 2 miles. Sudbury - 9 miles with commuter link to London Liverpool Street Station.

- Detached Grade II listed farmhouse
- Characterful features
- Six bedrooms
- Four bathrooms (two en-suite)
- Drawing room, sitting room, dining room, living room
- AGA kitchen/dining room
- Study
- Additional office space
- Laundry room, cloakroom and boot room
- Heated swimming pool
- Tennis court
- Timber framed barn with potential for secondary accommodation (stp)
- Stately home style grounds
- Picturesque countryside views
- Two paddocks, double stable and tack room
- Triple bay cartlodge and ample off-road parking
- **In all about 6.5 acres**



LOCATION

Preston St Mary is a pretty Suffolk village situated within easy reach of Lavenham (2 miles) with its wide range of amenities including shops, pubs, restaurants, primary school and doctors surgery. The village has its own church and pub and is on the whole surrounded by countryside and farmland. The village of Long Melford is about 8 miles, whilst the Cathedral town of Bury St Edmunds is 14 miles and the market town of Sudbury, with its commuter rail link to London's Liverpool Street is 9 miles.

THE PROPERTY

This stunning six double bedroom, four bathroom farmhouse is situated just outside the historic village of Lavenham surrounded by picturesque countryside views. In addition to the beautifully finished farmhouse enjoying many characterful features you will find stately home style grounds as well as a walled garden that houses a heated swimming pool, barn, tennis court, office space and paddocks with stabling.

POSTCODE: CO10 9LT

WHAT3WORDS: ///fortunate.requiring.vehicle

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

COUNCIL TAX BAND: F.

AGENT'S NOTES

The property is Grade II listed.



THE HOUSE

The central door to the double fronted front of the house brings you to the:-

ENTRANCE HALL: With staircase rising to first floor and solid wooden doors leading to:-

DRAWING ROOM: 26'9" x 16'11" (8.15m x 5.16m) A particularly grand room with exposed oak timbers, inglenook fireplace with oak bressumer beam, inset multifuel burner with brick hearth and brick flooring throughout with underfloor heating. This is a double aspect room with three large sash windows offering views over the side garden and French glass panel doors leading to a private rear garden terrace.

SITTING ROOM: 18'10" x 17'3" (5.74m x 5.26m) A more formal and elegant reception room with further inglenook fireplace, this time with a stone surround and two large sash windows offering views over the front garden and rolling countryside beyond.

DINING ROOM: 16'4" x 12'0" (4.98m x 3.66m) A beautiful room with exposed timbers, brick inglenook fireplace with oak bressumer beam and tiled hearth with useful alcove storage unit and detailed surround.

FAMILY ROOM: 19'3" x 15'4" (5.87m x 4.67m) Situated towards the back of the house in a more modern extension, this is a triple aspect room offering pretty views over the more formal garden and French doors leading to rear garden terrace.

KITCHEN/DINING ROOM: 26'0" x 15'11" < 19'10" (7.92m x 4.85m < 6.05m) The kitchen is fitted with a wide range of traditional country style shaker units with a granite effect stone worktop, double butler sink with mixer tap with large AGA as well as ceramic hob and microwave oven and integrated dishwasher with panoramic views over the rear garden and French doors leading to rear garden terrace. This room is finished with an oak flooring and is vaulted with exposed oak timbers and bay window to the rear. To the side you will find a walk-in **larder** fitted with a range of matching units to the kitchen and worktop with oak shelving and space for freezer and American style fridge/freezer.

STUDY: 12'8" x 6'10" (3.86m x 2.08m) Large sash window overlooking the rear garden with built-in oak shelving and desk with further shaker style cupboard storage and drawer unit.

REAR HALL: 25'10" (max) x 9'1" (7.87m x 2.77m) A charming room with brick floor and exposed timbers. This room is used as the main entrance as it neighbours both the cartlodge and parking as well as the boot room and laundry room. Staircase to first floor and doors leading to:-

LAUNDRY ROOM: This room is fitted with a wide range of tongue-and-groove storage cupboards with oak worktop with space for washing machine, tumble dryer and for hanging laundry with butler sink and views over the side garden.

CLOAKROOM: Close coupled WC, wash hand basin with attractive floral tiled splashback.

BOOT ROOM: An incredibly useful room accessed off the rear hall with solid wooden door leading to rear garden. This room is fitted with a wide range of bespoke cupboards for coats with storage for shoes below and bench for fitting.

First Floor

LANDING: The landing is accessed via two staircases, one from the rear hall and one from the front entrance hall. The landing boasts many of the original character features that have been on show throughout the house such as exposed timbers and sash windows offering elevated views. Solid wooden doors leading to:-

MASTER SUITE: 16'8" x 15'1" (5.08m x 4.60m) Situated at the back of the property you are greeted by an initial bank of bespoke fitted wardrobes providing a huge amount of shelves and hanging rail storage which then brings you to the sleeping area which enjoys panoramic views over the garden as well as countryside beyond. A solid wooden door from this room brings you to the:-

EN-SUITE: Fitted with a large cast iron bath with granite surround, mixer tap and shower attachment with matching granite vanity unit to the sink with oak cupboard below and close coupled WC.

BEDROOM 2: 21'10" x 12'6" (max) (6.65m x 3.81m) A charming room with exposed timbers and inglenook fireplace with oak bressumer beam and exposed brickwork. Beyond this is the **DRESSING AREA** with pretty views over the rolling countryside to the front and solid wooden door leading to:-

EN-SUITE: A three-piece suite consisting of a close coupled WC, wash hand basin with mixer tap and vanity unit, large walk-in shower with overhead shower and handheld shower.

BEDROOM 3: 18'9" x 13'2" (5.72m x 4.01m) A double aspect room with views over both the rear garden and countryside to the front, enjoying exposed timbers, built-in wardrobe and further alcove for other bedroom furniture.

BEDROOM 4: 18'9" x 12'0" (5.72m x 3.66m) A wonderfully light room with views over the rolling countryside to the front and pretty mullion window offering views over the garden to the side, exposed timbers and Victorian style cast iron fireplace.

BEDROOM 5: 13'11" x 10'9" (4.24m x 3.28m) With exposed timbers and casement window offering views over the side garden and useful alcove for bedroom furniture.

BEDROOM 6: 12'3" x 9'0" (3.73m x 2.74m) A cosy but generous double bedroom with exposed timbers and casement window offering views over the rear garden.

BATHROOM 1: Situated at the front of the house, this bathroom predominantly serves bedrooms 3 and 4 with roll top bath with attractive tile surround, mixer tap and overhead shower. Sink with large vanity unit, mixer tap and granite surround, close coupled WC and large double doored linen cupboard.

BATHROOM 2: This bathroom predominantly serves bedrooms 5 and 6 towards the back of the house. This is a three-piece suite consisting of a free-standing roll top bath, close coupled WC, sink with oak vanity unit and marble surround, double walk-in shower with overhead shower and handheld shower with exposed timbers.

Outside

A large shingle in-and-out driveway with ornate Yew hedging to the front sets the house off beautifully with further shingle driveway to the side providing ample **OFF-ROAD PARKING** and in turn access to the triple bay cartlodge and neighbouring plant room and log store that would have once housed livestock. Beyond the **TRIPLE BAY CARTLODGE** and **PLANT ROOM** you will find a part walled garden area with heated **SWIMMING POOL** and terrace surround as well as a formal rose garden with box hedging and climbers. Neighbouring this is a soft red brick **STORE** as well as a large timber framed **BARN: 70'0" x 21'0"** (21.34m x 6.40m) with brick plinth that could have a range of uses such as secondary accommodation or party barn (stp).

To the immediate rear of the property you will find a terrace seating area accessed off the kitchen/dining room, drawing room and living room. This is a great space for entertaining opening up onto a wide expanse of lawn with a laurel hedge surround as well as a range of raised borders offering seasonal colour of shrubs, hedges, trees and flowers.

To the south of the property you will find a wide expanse of lawn with a range of mature trees and shrubs creating a stately home type setting with a range of useful store rooms to the back with power and running water. These would hand themselves perfectly to office space or secondary accommodation (stp).

Beyond the more formal gardens you will find an orchard area with fenced in all-weather **TENNIS COURT** with hedge surround.

In total the grounds amount to approx. 6.5 acres with two **PADDOCKS**, **DOUBLE STABLE** and **TACK ROOM** situated behind the formal gardens making up half of those grounds.

SERVICES: Main water and private drainage. Main electricity connected. Electric heating – air source heat pump and oil. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Exempt – Listed.

TENURE: Freehold.

CONSTRUCTION TYPE: Timber and brick.

COMMUNICATION SERVICES:

Broadband: Yes **Speed:** up to 1000 mbps download, up to 220 mbps upload

Phone signal: Yes.

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VIEWING: Strictly by prior appointment only through DAVID BURR.

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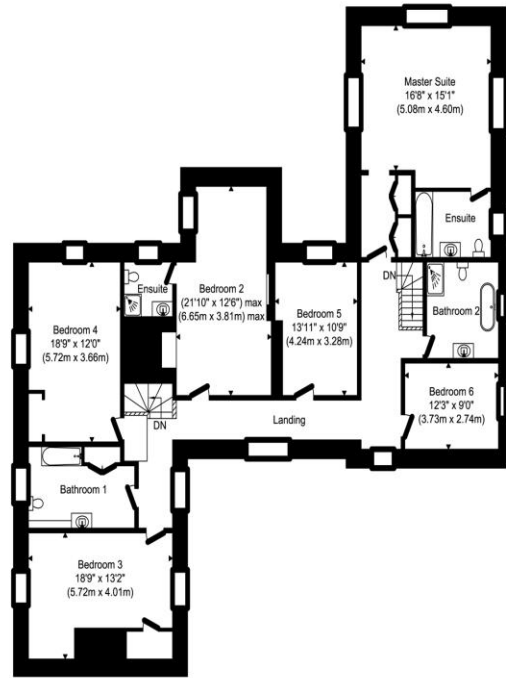




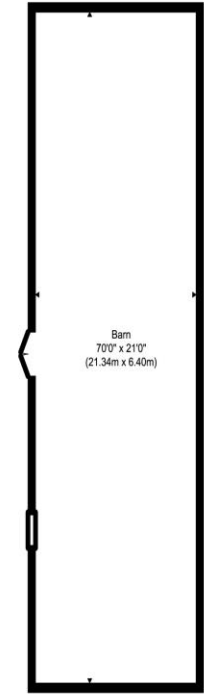


Ground Floor
Approximate Floor Area
2844.04 sq. ft.
(264.22 sq. m)

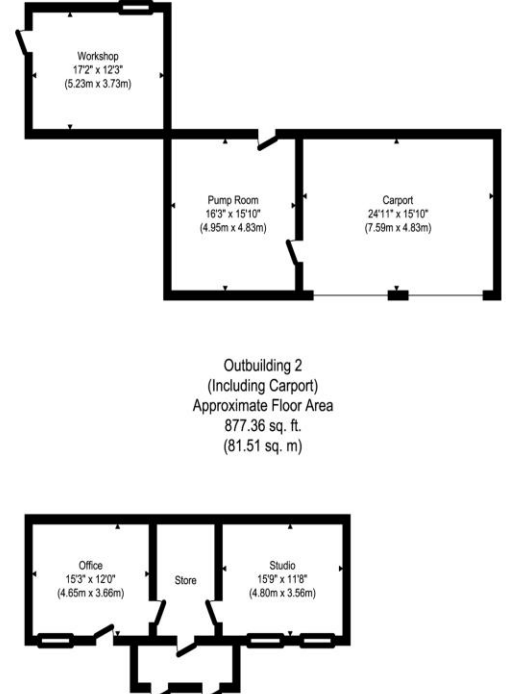
Lower Ground Floor
Approximate Floor Area
87.94 sq. ft.
(8.17 sq. m)



First Floor
Approximate Floor Area
2079.48 sq. ft.
(193.19 sq. m)



Outbuilding 1
Approximate Floor Area
1470.02 sq. ft.
(136.57 sq. m)



Outbuilding 2
(Including Carport)
Approximate Floor Area
877.36 sq. ft.
(81.51 sq. m)

Outbuilding 3
Approximate Floor Area
534.85 sq. ft.
(49.69 sq. m)

TOTAL APPROX. FLOOR AREA 7893.71 SQ.FT. (733.35 SQ.M.)
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