



**Shelford House,
The Street, Preston St Mary, Sudbury, Suffolk**

DAVID
BURR



Shelford House, The Street, Preston St. Mary, Sudbury, Suffolk CO10 9NE

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.

This charming former rectory was built in 1836 and offers spacious accommodation arranged across three floors with ten double bedrooms as well as possibilities of secondary accommodation, sitting within grounds of 4.4 acres with a range of useful outbuildings. Situated in the pretty village of Preston St Mary, the property enjoys a rather private setting whilst being in touching distance of the historic village of Lavenham. Although in need of a full renovation, this is a particularly exciting project for a given buyer, with many of the property's character features being preserved. As is usual for properties of this ilk, the vendor has commissioned a Level 3 structural survey which can be viewed by any prospective purchaser via the David Burr Long Melford office. This property is being offered with NO ONWARD CHAIN.

Former rectory in 4.4 acres and with great potential.

Past History

Built in 1836 by former Rector, William Shelford, who was appointed Rector in 1823 and having decided the former rectory was not big enough he took up residence in Lavenham before building Shelford House. It ceased to be the rectory for Preston St Mary in 1947 when it was sold on to the Blythe family who enjoyed the property for just under a decade. In 1956 Shelford House was purchased by the Culverwell family and has remained in the family ever since. Originally the property was flat-fronted and it is thought that the distinctive bay windows were added circa 1975. With the front portico being added in the turn of the century finishing off the property's elegant Georgian façade.

The Property

To the ground floor you will find light, spacious living in four reception rooms, two of which are bay-fronted and offer a particular charm and elegance with a kitchen/breakfast room situated towards the back of the property and original cold store beyond, pantry and downstairs bathroom.

The first floor you will find six double bedrooms serviced by a family bathroom, two of which are bay-fronted enjoying wonderful views over the

property's grounds. A secondary staircase to the rear courtyard brings you to the first-floor kitchen with bathroom beyond. This historically would have been the servant's quarters with neighbouring bedroom and hands itself well as secondary accommodation.

To the second floor are four further double bedrooms with space to create a further family bathroom.

Secluded Grounds and Outbuildings

The grounds accompanying Shelford House are one of the property's most attractive features and have clearly been a labour of love across a number of decades, having planted out the grounds with species of trees from all around the world amounting to circa 200 trees including a Katsura, Maidenhair, Japanese Horse Chestnut, Norway Maple, Purple-Leaved Filbert and Arizona Cypress to name a selection.

To the front of the property hidden by sycamore trees is a private in-and-out gravel driveway that leads through to an area of **OFF-ROAD PARKING** and to a large **DOUBLE GARAGE** passing a building that was once the parish's village hall but has more recently been utilised as a **studio** and **workshop** for

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the house with two neighbouring rooms. This is a detached building and offers great possibilities of **secondary accommodation**, subject to planning permissions.

Further outbuildings include a **three-room workshop** off the property's rear courtyard garden with neighbouring **store** and further **tractor store** for garden machinery beyond. To both the south-east and south-westerly aspects of the house you will find large expanses of lawn as well as terraced seating areas for entertaining with a large pond beyond and attracting an abundance of wildlife, bringing you to a private orchard planted out with a range of apple, plum and pear trees.

Agent's notes:

Shelford House is a Grade II listed former rectory which is in need of renovation and this should be considered prior to booking a visit. The sellers have taken the time to commission a full structural survey which can be provided upon request to any given interested party to satisfy themselves to the level of suggested works.

VIEWING: Strictly by prior appointment only through DAVID BURR.

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

EPC RATING: Exempt – Grade II listed

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

COUNCIL TAX BAND: H

TENURE: Freehold

CONSTRUCTION TYPE: Brick

WHAT3WORDS: squeaking.emeralds.offhand

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.

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