



DAVID
BURR

Parsonage House,
Preston St Mary, Suffolk



Parsonage House, The Street, Preston St. Mary, Sudbury, Suffolk, CO10 9NQ

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.

A charming village home with a wealth of characterful features which has been comprehensively and sympathetically restored by the current owners to provide versatile accommodation well-suited to modern living. The property contains two lovely reception rooms with a generously proportioned open-plan kitchen/dining/living room, a utility/boot room and a cloakroom. Five bedrooms are served by two bathrooms, one being en-suite. Outside the property offers plenty of parking as well as a double garage and low maintenance cottage gardens.

A stunning unlisted village home of considerable character with versatile accommodation over three levels in a tucked away location just a short walking distance from the village pub.

ENTRANCE HALL: A welcoming area with exposed timbers and fitted matting. Plenty of space for coats and shoes, staircase rising to first floor and with six panel solid oak door leading into:-

DRAWING ROOM: Currently utilised as a music room and containing a grand piano and with a range of fitted storage and desk space with shelving to either side. Beautiful parquet brick floor and with feature fireplace which has the potential to be reinstated with a flue liner in place, and with oak bressummer beam. Superb exposed timbers throughout and twin oak casement windows overlooking the driveway.

KITCHEN/DINING/LIVING ROOM: Arranged into three distinct areas and including a high-quality range of base and wall level units with polished granite work surfaces incorporating a 4-ring induction hob with Zanussi extractor fan above and a stainless-steel sink with mixer tap above and drainer to side. Integrated electric combination oven, further AGA range cooker with twin warming plates and with space and plumbing for an American style fridge/freezer and space and plumbing for a dishwasher. Central island with granite top and providing further storage. Plenty of room for dining table and chairs and skylights allowing for ample natural light. Exposed timbers throughout and a porcelain tiled floor which continues further into a generous

area of seating with partially vaulted ceiling, exposed timbers and original wattle and daub. Double doors open onto terracing and provide a pretty view over the garden and also with a dual aspect outlook and further skylights.

SITTING ROOM: A charming room with a wealth of character from exposed timbers and a mellow red brick fireplace with oak bressummer beam and inset wood burning stove situated on a brick hearth and with recessed display shelving to one side. Room for seating and also containing space for a dining table and chairs adjacent to double doors opening onto the garden.

UTILITY/BOOT ROOM: With porcelain tiled flooring and containing a matching range of base and wall level units with wood effect work surfaces incorporating a ceramic sink with mixer tap above and drainer to side. Space and plumbing for washing machine, space for further refrigerator and a large double cupboard with fitted shelving and also containing the water cylinder. Doors to both the garden and further on to:-

CLOAKROOM: Containing a W.C. and a vanity suite as well as a chrome heated towel rail.

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First floor

LANDING: With further staircase leading to the second floor, timber panelling and doors leading to:-

PRINCIPAL SUITE: A well proportioned dual aspect room with a distinct dressing area with two sets of double wardrobes with inset shelving and hanging rails. Beautiful mellow red brick fire place.

EN SUITE: Containing a tiled shower with rainfall style shower head, additional attachment below and a glass screen door. W.C., vanity suite and heated towel rail.

BEDROOM TWO: Currently in use as a study with exposed timbers and oak panelling. Dual aspect outlook.

BEDROOM THREE: Currently used as a twin room with a further lovely brick fireplace with exposed stack and a double wardrobe.

BATHROOM: Containing a P-shaped bath with mixer tap and shower over, W.C., pedestal wash hand basin and a heated towel rail.

Second floor

LANDING: With exposed brick and timbers and doors leading to:-

BEDROOM 4: A light room with a beautiful vaulted ceiling, exposed timbers and a dual aspect outlook. With a solid oak floor and which is currently utilised as a twin room and with a useful storage cupboard off.

BEDROOM 5: A further dual aspect bedroom with vaulted ceiling and exposed timbers.

Outside

The property is approached via a private gravel driveway which provides ample off-road parking for numerous vehicles and which is enclosed by mature hedging to ensure a high degree of privacy. Leading onto a:-

DOUBLE GARAGE: With loft storage space, power and light connected and twin up and over doors.

The gardens are particularly private and enclosed by Hornbeam hedges and contains a particularly fine Horse Chestnut Tree. Various flower beds are populated with a diverse and colourful variety of flowers and plants. A stone paved terrace receives the afternoon sun and provides an attractive area for dining al-fresco. A stone pathway continues to the rear of the house and onto the front door. External water tap.

Agent's Notes

The property is unlisted and thought to date back to the early 17th Century and does not stand within a conservation area either.

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

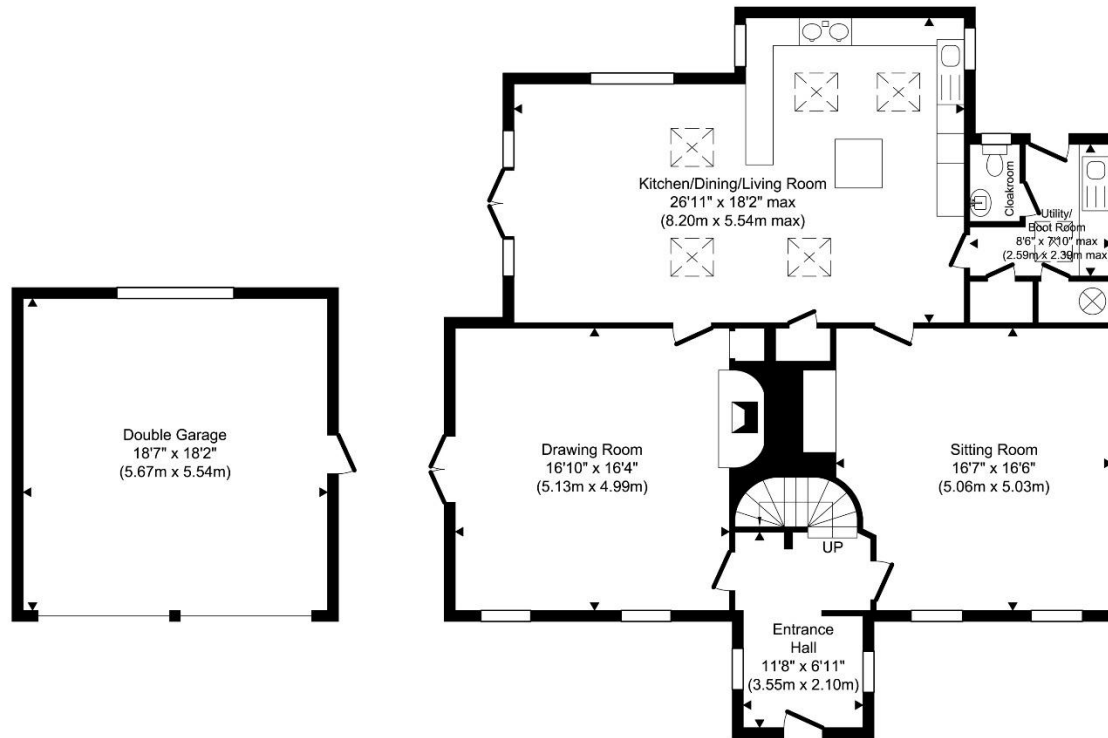
EPC RATING: Band E – A copy of the energy performance certificate is available on request.

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

WHAT3WORDS: lottery.bond.capillary

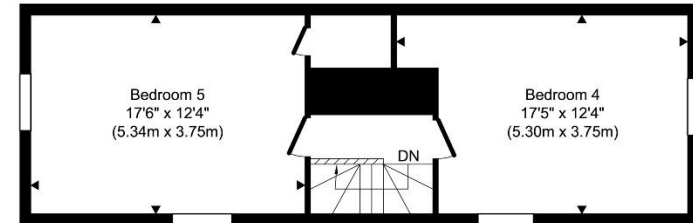
VIEWING: Strictly by prior appointment only through DAVID BURR.

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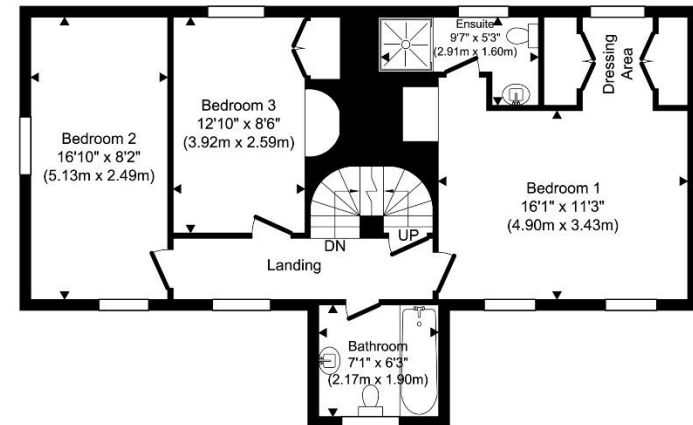


Outbuilding
Approximate Floor Area
338.09 sq. ft.
(31.41 sq. m)

Ground Floor
Approximate Floor Area
1250.22 sq. ft.
(116.15 sq. m)



Second Floor
Approximate Floor Area
464.57 sq. ft.
(43.16 sq. m)



First Floor
Approximate Floor Area
710.20 sq. ft.
(65.98 sq. m)

TOTAL APPROX. FLOOR AREA 2763.09 SQ.FT. (256.70 SQ.M.)
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