



DAVID
BURR

**Pentlow Tower, Pentlow
Suffolk/Essex border**



Pentlow Tower, Pentlow Sudbury, CO10 7JN

An historic country home set within park-like grounds offering extensive accommodation and the iconic folly, providing one of the finest vantage points in East Anglia.

- A detached Grade II listed country house dating back to 1888 displaying outstanding original features
- Octagonal red brick folly built in 1859 with incredible panoramic views
- Drawing room, dining room, sitting room and orangery
- AGA Kitchen/breakfast room
- Cellar
- Study/ground floor bedroom with cloakroom/shower room adjacent
- 7 further bedrooms
- 5 bathrooms (3 en-suite)
- Various self-contained residential dwellings which can be reconfigured as one substantial dwelling
- Beautiful grounds including mature woodland and open lawns
- Tennis court with summer house
- Detached studio/potential annexe
- Gated access with long private driveway and ample parking
- Substantial kitchen garden
- **In all about 8 acres (sts)**





LOCATION

Pentlow is an attractive rural village situated on the Suffolk/Essex border and the river Stour. The village is characterised by a diverse range of architecture, the pinnacle of which is unquestionably Pentlow Tower House with the Revend Edward 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 of Clare and Long Melford, each with a range of schooling options. The Cathedral town of Bury St Edmunds lies approximately 17 miles to the north with a further substantial host of amenities and likewise the medieval market town of Saffron Walden lies 20 miles to the west, once the headquarters for Oliver Cromwell during the English Civil War in 1647. Various footpaths with open countryside views surround Pentlow and conveniently lead back towards both Clare, Cavendish and Long Melford, all quintessential English villages widely-regarded as some of the finest in East Anglia.

THE PROPERTY

Coming to the market for the first time in over 45 years, Pentlow Tower is a magnificent example of Victorian architecture with an impressive façade and unique and intricate brickwork and is situated in an idyllic and peaceful countryside setting, centrally within its own plot offering the utmost privacy and seclusion. Fine original features include a moulded brick gable corncicing, stone framed stained-glass windows and a stone porch with panelled parapet and ball finials with fluted pilasters and a heavy oak front door.

Extensive accommodation is arranged primarily over three levels with the further benefit of a cellar. The house is currently divided into a number of self-contained living spaces with both substantial accommodation for the host dwelling and a number of lodgings which provides a meaningful income to the owner. Minor modifications will enable these to be utilised as one private dwelling.

In summary, a beautiful dining room (affectionately known as 'the white room'), a drawing room, an orangery and a sitting room are complimented by an AGA kitchen with pantry/utility off and ample storage, and a study/bedroom with shower room adjacent, all on the ground floor. Over the first and second floors are a total of 7 further bedrooms and 5 bathrooms (3 en-suites) plus two further kitchens/kitchenettes. A further self-contained wing to the rear of the house provides an additional dwelling.

Park like grounds include open areas of lawn, a kitchen garden, orchard and mature woodland together with a natural pond, tennis court with summer house and a versatile studio/potential annexe.

In all about 8 acres (sts).



ACCOMMODATION SCHEDULE

GROUND FLOOR

Entrance hall

Drawing room

Sitting room/breakfast room

Dining room

Orangery

Aga kitchen

Utility/pantry

Store

Boiler room

Study/bedroom/library

Cloakroom/shower room

Cellar

FIRST FLOOR

Landing:

Master bedroom

En-suite

bedroom 2

en-suite

Bedroom 3

Kitchenette

Bedroom 4

Shower room

Bedroom 5

En-suite

SECOND FLOOR

Landing

Sitting room

Kitchen/dining room

Bedroom 6

Bedroom 7

Bathroom

Loft space

REAR WING

Entrance hall

Sitting/breakfast room

Bedroom

Utility

Bathroom

STUDIO/POTENTIAL ANNEXE

Studio

Reception area

Kitchen

Bathroom

Mezzanine level

OUTBUILDINGS

Garage

Well house

Summer house

GARDENS

Rose garden

Natural pond

Extensive parking and driveway

Croquet lawn

Mature woodland

Tennis court

Kitchen garden

Orchard

THE TOWER

A remarkable achievement and now one of very few remaining follies in the entire county and standing proudly at around 95 feet tall. Originally constructed in 1859 as a monument to his wife and parents by the Reverend Edward Bull, the Tower has been painstakingly renovated and restored by the current owners. Made from a stunning gault red brick and with a crenelated turret. A beautiful chamfered brick doorway with ornate heavy door with traditional ironmongery opens onto an oak spiral staircase with centre post and some 114 steps to the top viewing platform. Providing a magnificent vantage point and the most outstanding panoramic view, it is reputed that 48 churches can be seen from the top of the tower on a clear day.

THE HOUSE

The house itself is a stunning country home of considerable character and standing. Dating back to 1888, the house has remained in the current owner's family for the past 45 years and is now coming to the market for only the third time in its history. The house is the former Rectory for the village and exudes grandeur with elegant accommodation which suits a variety of needs with extensive living accommodation and numerous well-served bedrooms.

A magnificent stone porch leads into an impressive entrance hall with stone fire place, beautiful stained glass windows and a sweeping oak staircase and further onto a wonderful formal drawing room and dining room as well as an impressive orangery which opens onto the ha-ha and which enjoys a view over the fountain and towards woodland across the formal gardens. An AGA kitchen stands adjacent to a sitting/breakfast room and also benefits from a utility/pantry and further generous storage. A ground floor bedroom could equally be utilised as a space to work from home and has a cloakroom/shower room adjacent. A rear hall has a staircase leading down to a useful wine cellar with original slate bins. A rear door opens into a courtyard, from which a self-contained one bedroom apartment can be accessed.

Over the first and second floors are a total of 7 bedrooms, 3 of which enjoy en-suite bathrooms and two further bathrooms. Two apartments also benefit from a kitchen/kitchenette and there is further generous loft storage space accessible from the second floor.

The house makes for a spectacular all-encompassing family residence or allows for a more self-contained multi-generational living arrangement.

THE GARDENS

The property is approached through a gated entrance and via a long driveway which opens into a substantial area of parking both in front, and to the rear of, the house itself. The driveway leads past a picturesque natural pond and an orchard full of cherry trees.

Various expanses of lawn surround the house with a lovely raised terrace and ha-ha accessible from the garden room with an ornamental fountain and a croquet lawn and area of wildflowers/meadow grass with mown pathways throughout. There is a further oval shaped rose garden with lavender border offering a variety of colour.

Of particular note is a well-maintained tennis court (hard court) with elegant decorative finials around its perimeter, adjacent to which sits an octagonal summer house beneath a slate roof with power and light connected and a decked terrace from which to watch the match!

The gardens continue to the rear of the plot where a detached outbuilding offers a number of potential uses. A high-quality studio with exposed timbers and a wood burning stove would function well as a home gymnasium, artists studio, music studio or a substantial study. A further reception room leads onto a kitchen/utility and a bathroom.

A swathe of mature woodland contains a number of impressive specimen trees and nicely shields the house from the lane providing a high degree of privacy. A mature kitchen garden contains a superb variety of fruit and vegetables and lies next to a substantial orchard and a brick well house with original windlass.

In all about 8 acres (sts).

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

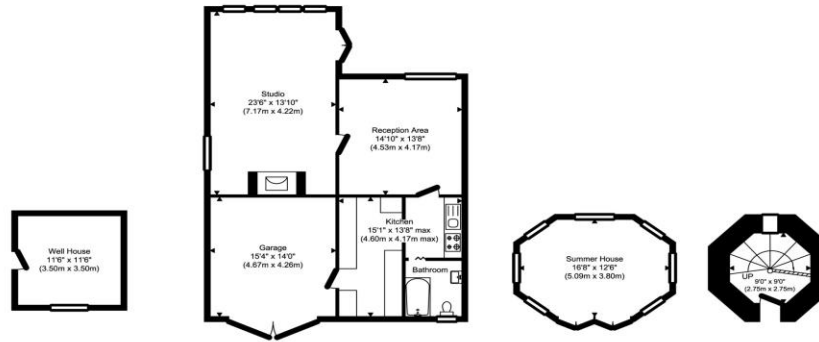
LOCAL AUTHORITY: Braintree District Council, Causeway House, Bocking End, Braintree CM7 9HB (01376 552525). – Council tax band G.

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Offices at:

Long Melford 01787 883144– Leavenheath 01206 263007 - Clare 01787 277811–Castle Hedingham 01787 463404–Woolpit 01359 245245 – Newmarket 01638 669035 – Bury St Edmunds 01284 725525 - London 020 78390888



Well House
Approximate Floor Area
131.85 sq. ft.
(12.25 sq. m)

Annexe
Approximate Floor Area
974.88 sq. ft.
(90.57 sq. m)

Summer house
Approximate Floor Area
181.15 sq. ft.
(16.83 sq. m)

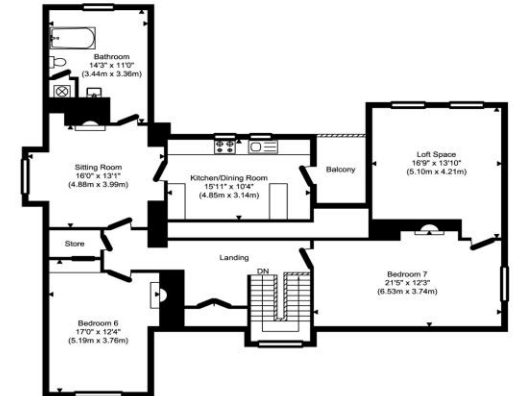
Tower
Approximate Floor Area
66.73 sq. ft.
(6.20 sq. m)



Ground Floor
Approximate Floor Area
2795.60 sq. ft.
(259.72 sq. m)



First Floor
Approximate Floor Area
1907.79 sq. ft.
(177.24 sq. m)



Second Floor
Approximate Floor Area
1436.55 sq. ft.
(133.46 sq. m)

TOTAL APPROX. FLOOR AREA 7494.58 SQ.FT. (696.27 SQ.M.)
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