



Eyston Hall

Borley, Essex





An impressive Grade II Listed country house with outstanding views.

Sudbury 3 miles (Trains to London Liverpool Street from 77 minutes), Bury St Edmunds 18.9 miles, Colchester 19 miles (Trains to London Liverpool Street from 51 minutes), Cambridge 34.5 miles, London 64 miles. (Distances and times approximate).


8


4


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Summary of accommodation

Reception hall | Drawing room | Dining room | Library | Snug | Rear hall | Kitchen/breakfast room | Living room
Utility room | Butler’s pantry | Lift | Cloakroom | Wine cellar and store rooms

Principal bedroom suite with dressing room and en suite bathroom | Seven further bedrooms and three family bathrooms
Linen cupboard | Planning permission granted to extend the house and landscape the grounds

Garden and Grounds

Outbuilding used as a studio with shower room and stores | Long tree lined driveway | Parkland setting with established trees and orchard
Formal and lawned gardens | Lake | Fields

In all about 12.96 acres

Location

Eyston Hall is situated on the Essex/Suffolk border, near Sudbury, around 64 miles northeast of London, 35 miles southeast of Cambridge, and 19 miles northwest of Colchester. Sudbury, once home to Thomas Gainsborough, offers historic architecture and comprehensive amenities.

Commuter rail services from Marks Tey provide direct access to London Liverpool Street in approximately 70 minutes.

Cambridge, renowned for its educational institutions, is about 60 minutes by car.

Colchester, England's oldest recorded town, is approximately 50 minutes away by train.

Local recreational activities include sailing and fishing on the Stour and Colne rivers, as well as golf courses like Stoke by Nayland and Newton. Nearby historic towns such as Lavenham and Long Melford are also within a short drive. Nearby Dedham features the Michelin-starred La Talbooth restaurant.

The area boasts numerous historic houses, some open to the public, providing a rich cultural heritage.



Eyston Hall

Eyston Hall is set in an elevated position overlooking the Stour Valley, admired by artists like Gainsborough and Constable. The Hall faces south, offering uninterrupted views over the parkland and surrounding countryside. The house is a Grade II listed early 19th-century country house comprising two storeys with a square plan, later extended on the northeast side. The south-east garden front features five bays with pilaster strips, a high string band separating the floors, and double-hung sash windows with marginal glazing bars. A central stucco porch with Tuscan columns and a flat top adds to the classical design. The southwest elevation mirrors the garden front but includes a semi-circular bay with sash windows. To the rear of the house, the rear elevation has seven bays, some with blind window openings, and a central pedimented porch with a slate roof and triple keystone.

The entrance is through a central stucco porch with Tuscan columns into a T-shaped hall with original parquet flooring and elegant cornicing. The drawing room to the southwest features a working fireplace, bay window, shutters, and detailed plasterwork. The library, overlooking the parkland, has a marble fireplace, built-in bookshelves, and parquet flooring. The study, also with dual aspect, includes an open fireplace. The dining room, accessible from the entrance and rear hallways, is adjacent to the kitchen and has been artistically enhanced with murals depicting historic houses and countryside scenes. A downstairs cloakroom and recently installed lift provide access to the first floor. The rear hallway leads to a butler's pantry, hand-built kitchen with a breakfast room and north-facing pantry, an AGA, Gaggenau fan oven, gas hob on a marble-topped island, laundry, and a sitting room/snug with built-in bookshelves and fireplace. A secondary staircase also leads to the first floor.





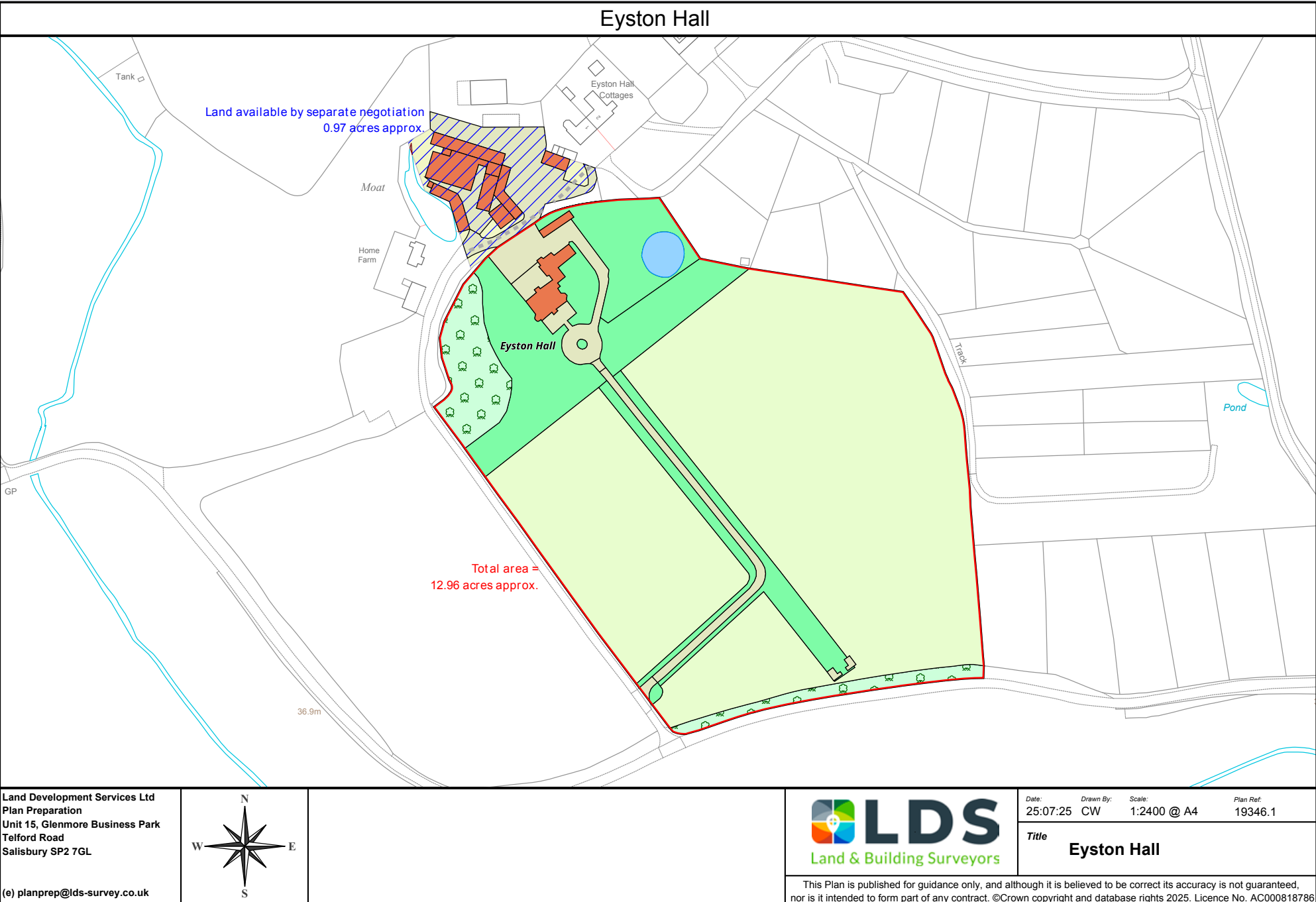


Garden and Grounds

The property is approached via a long private drive lined with winter orange lime trees, culminating in a turning circle with an elegant parterre. Additional access at the rear accommodates up to ten vehicles. The gardens are laid out to a high standard with mature yew hedging, rose beds, and herbaceous perennials typical of a classical English garden. Features include a woodland walk with a folly, a picnicking area by a charming Suffolk pond, and an orchard. Beyond the formal gardens lies rolling parkland, offering uninterrupted views over the valley comprised of water meadows and unspoilt countryside. Eyston Hall offers a unique blend of historical charm and modern luxury, set within a picturesque and culturally rich location.

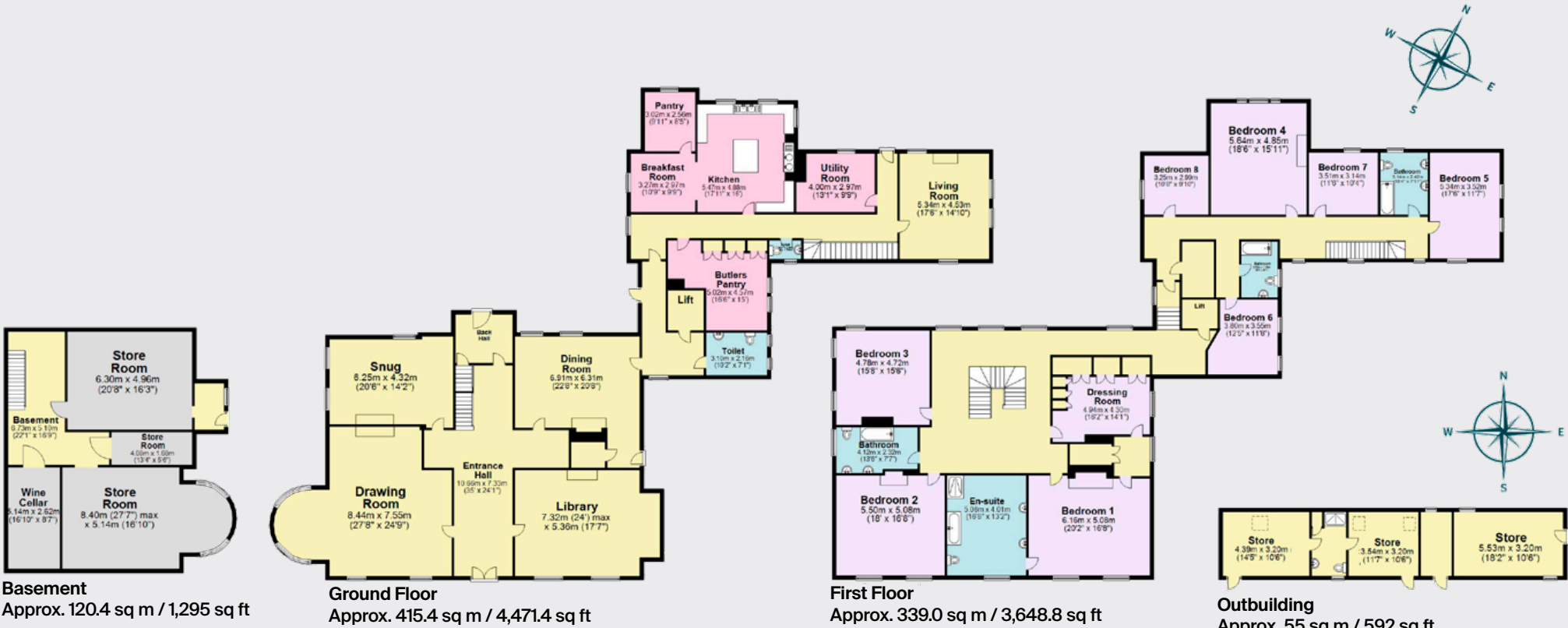
Additional Farm Buildings

Available via separate negotiation is a range of dilapidated farm buildings, with planning consent for the installation of external swimming pool and redevelopment of three barns. Further information on the development opportunity can be sought from the vendors' agent.



FLOOR PLANS

Approximate Gross Internal Floor Area
House: 874.8 sq m / 9,416.6 sq ft
Outbuilding: 55 sq m / 592 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

PROPERTY INFORMATION

Property Information

Planning:
There is planning permission (20/02037/HH) to create a boot-room extension and rear loggia along with other internal alterations, as well as re-landscaping of the gardens, to include a tennis court, swimming pool and summerhouse. More details can be obtained from the vendors' agent.

Services:
Oil fired central heating, private drainage and water supply, mains electricity.

Tenure:
The property is offered freehold with vacant possession upon completion.

Local Authority:
Braintree District Council

Council Tax:
Band H

EPC:
Band E

Postcode:
CO10 7AJ

what3words:
///pavilions.finer.inventors

Viewings:
All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.





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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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