



**Grier & Partners**

LAND AND ESTATE AGENTS

WEAVERS HOUSE, LOWER STREET, STRATFORD ST.  
MARY, COLCHESTER, SUFFOLK, CO7 6JS  
GUIDE PRICE £365,000





#### INTRODUCTION

this historically significant, Grade II\* Listed, intriguing and charming village property in need of complete restoration, features include five bedrooms and an abundance of ground floor space alongside just under half an acre of garden (STMS). Internally the property is interspersed with a wonderful array of period features throughout, from its over 500 year history, offering a purchaser an opportunity to acquire both a family home and part of the history of the Dedham Vale.

#### DIRECTIONS

from the A12 heading North take the Stratford St Mary/Dedham junction and turn right onto Upper Street. Continue for just under three quarters of a mile onto Lower Street where the property can be found on the right hand side with ample roadside parking.

#### HISTORICAL INFORMATION

One of the Essex/Suffolk Borders most significant and well known properties situated in the heart of Constable Country on the Southern edge of Stratford St Mary.

This striking timber frame house is Listed Grade II\* as per the English Heritage list of significant buildings, the star rating is rare and only applies to the most significant properties. The house dates from the mid 1500's at a time when the reign of Henry the VIII was coming to an end. The name of the house



suggests that part of it may have been used for weaving and as the history and status of the Stour valley was so closely linked to sheep farming this comes as no surprise.

The building itself is of predominantly timber frame construction within an "L-Shape" layout, the front elevation is jettied with moulded bressummer. The windows are of significance being ovolu mullions many of which are original but restored. Internally, noteworthy features continue with inglenook fire places, ovolu moulded beams, 17th century panelling and much more; our photographs show further details of the interior and exterior.

From information found in Country Life September 1945 we see the house was featured by the then owner Captain Blair Hughes-Stanton a well-known Suffolk artist who produced amongst many other works woodcarvings of particular note. He and Ida Graves undertook considerable restoration of the house throughout their ownership in the 1930's. We eagerly await the opportunity to show the house and set it on its next path of ownership and use.

#### STRATFORD ST MARY

situated mid-way between the major towns of Colchester and Ipswich with an excellent range of shopping and transport. Main line railway station in Colchester provides an extensive service to London Liverpool Street. The village has its own Farm Shop and restaurant, petrol station with village stores and post office, a good selection of Public houses and restaurants. Being situated in the heart of the Dedham Vale there are many delightful walks from the village into the surrounding countryside. Local facilities include primary and pre-school education, parish church and many groups and organisations. Catchment for East Bergholt High School, independent schools in Colchester and Ipswich.

#### SERVICES

mains water and electric are connected to the property, broadband is available in the village, mains drainage is available in the road. Local Babergh District Council contact 0300 123 4000 – Council Tax Band F (£2,874.63 p/a) Energy Performance Rating – N/A)

#### VIEWINGS

strictly by appointment and accompanied by a member of staff from Grier & Partners. The property is in need of full refurbishment and as such we highly recommend the upmost caution is taken throughout a viewing and that suitable substantial footwear is worn. Furthermore copies of a health and safety disclaimer will be required to be completed prior to accessing the property.



## ACCOMMODATION

over two floors as follows on the ground floor:

### DRAWING ROOM

21'2 x 15'7 door from the rear garden, windows to the rear, side and front, feature brick inglenook fireplace with open fire and chimney above. Stairs ascend to the first floor. Doorway through to the:

### SNUG HALL

15'8 x 15'5 windows to the front and rear, inglenook fireplace with inset log burner, doorway to the side of the fireplace gives access to the entrance vestibule, further doorway to the:



### STAIRCASE HALL

an intriguing space with window to the rear and built in cupboards under the spiral stairs to the first floor. The wall paintings adorning the walls of the spiral stairs to the first floor are of particular interest. Door through to the:

### DINING-LIVING ROOM

24'8 x 15'1 a spacious and flexible room with windows to the front and side, stunning panelled walls and recessed inglenook fireplace, door to the rear courtyard, hatch and double painted doorway into the kitchen.

### CLOAKROOM

6'7 x 3'1 w/c, wash basin and wonderful painted doorway.

### KITCHEN

12'4 x 9'8 entrance door from the rear, windows to the rear garden, work surfaces to two sides, sink, oven point, larder cupboard and extractor fan.

### ON THE FIRST FLOOR

accessed via stairs from the Drawing Room to bedrooms three and four and Staircase Hall to:

### BEDROOM ONE

15'2 x 14'06 dual aspect windows to the front and side of this intriguing bedroom, bricked up fireplace, wardrobe recess to the side.

### BEDROOM TWO

16'7 x 15'5 spacious bedroom with windows to the rear and front, open fireplace with chimney and door to the side into the walk-in wardrobe with window to the front.

### FAMILY BATHROOM

8'5 x 7'3 windows to the side, mains pressure hot water tank with pressure vessel and immersion heater, inset bath to the side, w/c and wash basin.





#### BEDROOM FIVE

8'6 x 8'00 windows to the side and rear overlooking the garden and fields beyond from this pretty bedroom.

#### LANDING

15'4 x 2'8 window to the rear, stunning floor boards, stairs from the ground floor and painted doorway to spiral stairs to the second floor.

#### BEDROOM THREE

16'8 x 10'4 dual aspect window to the front (east) and rear (West) overlooks the garden, stairs from the ground floor drawing room. Open through distinctive wooden archway into:



#### BEDROOM FOUR

16'7 x 10'3 dual aspect window to the front (East) and two windows to the rear (West) overlooking the garden.

#### ON THE SECOND FLOOR

stairs ascend from the landing to:

#### ATTIC ROOM ONE

16'4 x 5'8 doorway through to

#### ATTIC ROOM TWO

21'1 x 5'8

#### ATTIC ROOM THREE

12'5 x 12'5 in a L shape.

#### OUTSIDE

the property benefits greatly from a range of useful outbuildings, accessed from the road:

#### GARAGE

21'6 x 12'3 folding doors from the front, windows to the side and door to the courtyard, open through to the:

#### WORKSHOP

30'0 x 14'1 windows to the rear and front, doorway to the side

#### REAR GARDEN

in total just under three quarters of an acre (STMS) the garden is currently in a more wild state but with great scope to be sympathetically cut back and enhanced to make the very best of this sizable village garden. In particular the courtyard area between the rear of the property and the Workshop has the potential to be a wonderful space enjoying a South Westerly aspect.

#### NOTE

please be aware there are two authorised graves situated in the garden of the property.





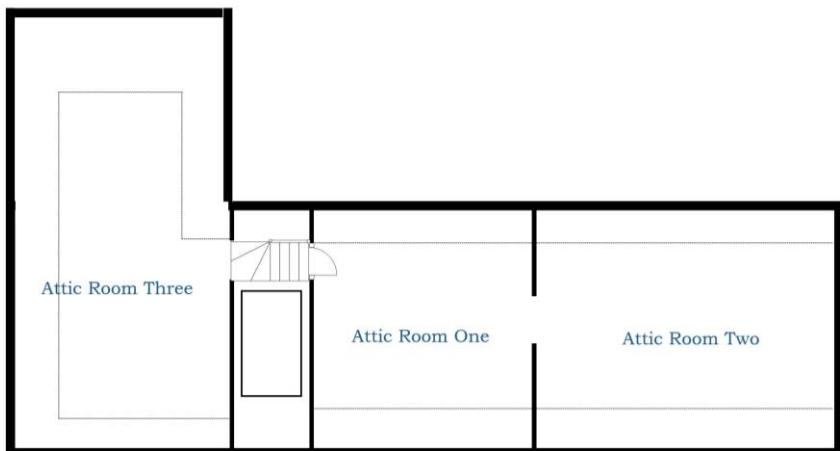




First Floor



Second Floor



\*Dotted line to indicate restricted height