

DAVID BURR

Polstead Hill
Polstead, Suffolk









Waterloo House, Polstead Hill, Polstead, Suffolk, CO6 5AH

This charming and highly individual Grade II Listed home enjoys one of the most attractive positions within the village, with its distinctive architectural character, fascinating history and delightful gardens combining to create a particularly special property. Successfully balaning the charm and individuality of the original period building with the practicality of more contemporary additions, providing an excellent arrangement of reception rooms, bedrooms and ancillary accommodation.
The property is approached via an entrance hall leading to an attractive dining room/snug, enjoying views over the south-facing gardens and providing a comfortable and versatile reception space. The principal sitting room is a particularly inviting room, benefiting from a dual aspect with windows to the front and side elevations, allowing excellent natural light. An LPG-fired stove provides an attractive focal point, creating a warm and welcoming atmosphere.

The farmhouse-style kitchen/dining room forms the heart of the home, enjoying an appealing combination of traditional detailing and practical modern fittings. The kitchen is arranged with a comprehensive range of Shaker-style base units, drawers and wall-mounted cupboards, complemented by wooden work surfaces, an electric oven and hob, integrated dishwasher and stainless-steel sink with drainer and mixer tap. A distinctive brick floor adds to the character of the room, whilst windows overlook the delightful rear gardens. The kitchen leads through to a useful rear lobby, again featuring brick flooring and a stable-style door opening directly onto the garden. An adjoining utility room provides further work surfaces, a stainless-steel sink and space and plumbing for laundry appliances.

One of the property's most distinctive and appealing features is the original shop-fronted room, a wonderful reminder of the building's historical significance within the village. More recently utilised as an artist's studio, this useful space benefits from extensive glazing and an abundance of natural light, offering considerable versatility for continued use as a studio, home office, creative workspace or additional reception room.
Further ground-floor accommodation includes a separate room with its own en-suite shower facilities and a ladder rising to a mezzanine sleeping area. This highly adaptable space provides excellent flexibility for a variety of uses, including guest accommodation, subject to individual requirements.
The first-floor accommodation is equally impressive, approached via a spacious landing incorporating useful built-in storage cupboards. There are three generously proportioned double bedrooms, including two particularly attractive dual-aspect rooms enjoying excellent natural light and views towards the surrounding village and gardens. The bedrooms are served by a family bathroom, a separate shower room and an additional cloakroom, providing an unusually comprehensive arrangement of facilities for a property of this age and character.

The gardens represent an outstanding feature of the property, enjoying a predominantly southerly aspect and providing a beautiful setting for the house. Thoughtfully established over many years, the grounds incorporate a delightful variety of mature trees, flowering shrubs and ornamental planting, creating a wonderful sense of privacy and seasonal interest.

Of particular note are the attractive terraced gardens, which descend gently towards a stream, providing a succession of delightful areas from which to appreciate the surroundings. The combination of established planting, differing garden levels and the natural watercourse creates an enchanting outdoor environment, ideally suited to those with an enthusiasm for gardening and outdoor entertaining.
Further features include a polytunnel and several useful garden sheds, providing excellent facilities for gardening, horticultural pursuits and general storage.
To the front of the property, a driveway provides access to an attractive oak-framed cart lodge, whilst additional off-road parking is available for several vehicles. The combination of generous parking, useful outbuildings and beautifully established gardens considerably enhances the property's overall appeal.

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Of particular historical and artistic significance, the renowned British artist Sir Cedric Morris painted a village scene entitled *Polstead, Suffolk*, circa 1933. The property features prominently in the foreground of this work, providing a fascinating connection with one of the most influential artists associated with Suffolk during the twentieth century, enhancing the property's already considerable character and historical appeal.

Polstead is widely regarded as one of Suffolk's most picturesque and desirable villages, celebrated for its unspoilt rural character, attractive period properties and quintessential village setting. The property occupies an especially enviable position adjoining the picturesque village pond, which forms one of the defining features of this historic settlement. The village itself offers a strong sense of community, with amenities including a community shop and Post Office, public house, village hall and the historic St Mary's Church. The surrounding countryside provides an extensive network of delightful footpaths and walks through some of Suffolk's most attractive landscapes.
The village is situated within the highly regarded Dedham Vale National Landscape, an area renowned for its gently undulating countryside, picturesque valleys, ancient woodland and charming historic settlements. The nearby villages of Stoke-by-Nayland, Nayland, Boxford and Hadleigh provide further amenities, independent shops, restaurants and recreational facilities. Polstead offers an appealing balance of rural tranquillity, architectural heritage and accessibility to the wider Suffolk countryside, making it an exceptional setting for a distinctive period home.

TENURE: Freehold (Grade II Listed)

SERVICES: Mains water and electricity are connected, oil fired heating and mains drainage. NOTE: None of these services have been tested by the agent.

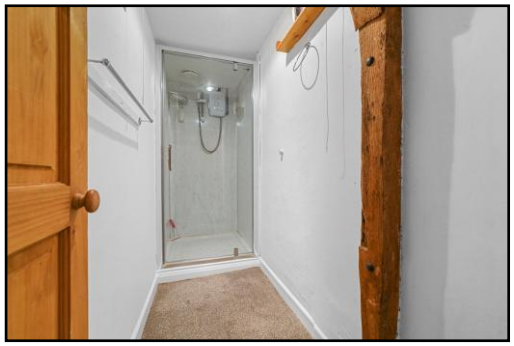
EPC RATING: F

WHAT3WORDS: overheard.jukebox.duties

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

VIEWING: Strictly by prior appointment only through DAVID BURR.

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. The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.
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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Approximate Gross Internal Area
Main House 2100 sq ft (195 sq m)
Outbuilding 140 sq ft (13 sq m)
Total 2240 sq ft (208 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.
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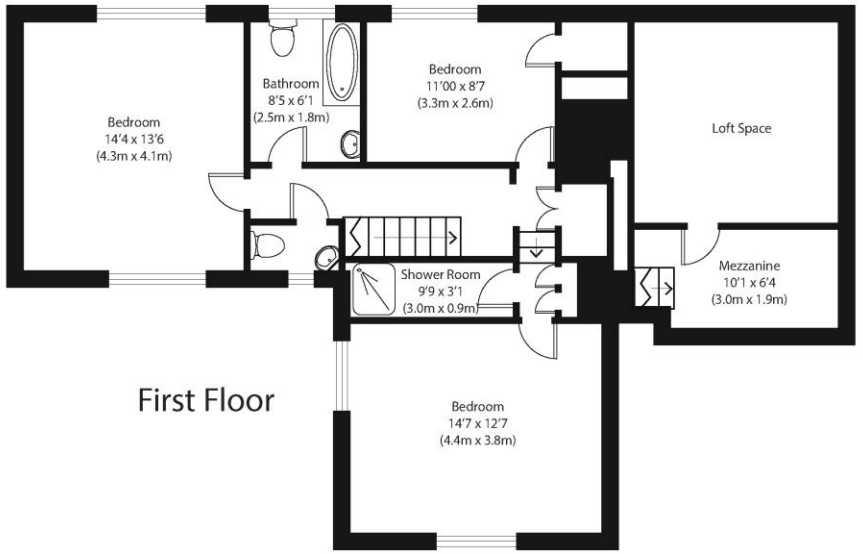
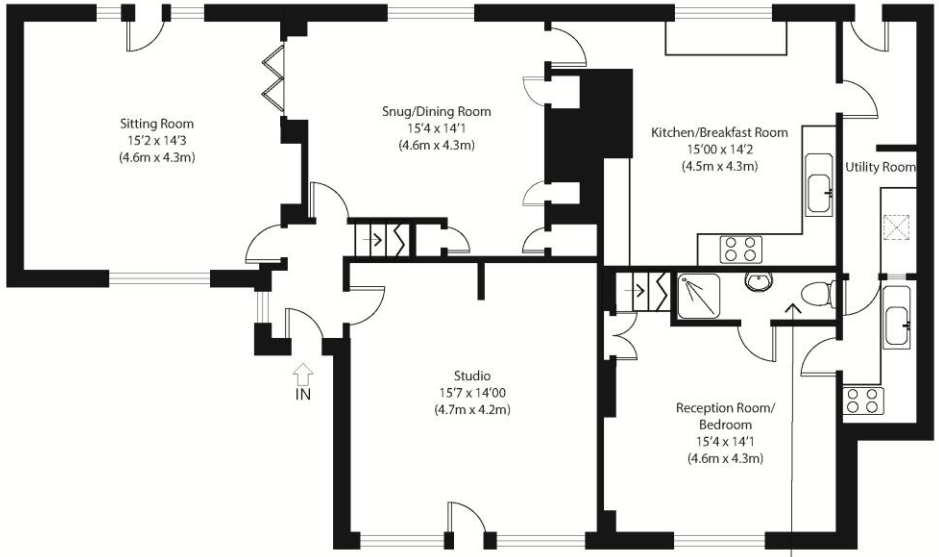


First Floor





Ground Floor















