



DAVID  
BURR

Union Hill  
Semer, Suffolk

# Sunnyside, Union Hill, Semer, Suffolk, IP7 6HN

An enviably positioned four-bedroom detached period residence, offering substantial and versatile accommodation, set within grounds of approximately 1.25 acres in the highly regarded Suffolk village of Semer.

Sunnyside is an attractive individual home enjoying an elevated setting with far-reaching views across the surrounding countryside. The property has undergone an extensive programme of improvement, refurbishment and adaptation in recent years, resulting in a beautifully presented home which successfully combines retained period character with high quality contemporary fittings.

The principal residence provides approximately 1,650 sq ft of accommodation and displays a wealth of character features, including exposed timbers and studwork, an impressive inglenook fireplace to the sitting room, and traditional doors with Suffolk latches. Importantly, the property is unlisted, offering purchasers greater flexibility for future adaptation, subject to any necessary consents.

The accommodation is arranged to provide three distinctive ground-floor reception spaces, each enjoying excellent natural light through dual or triple aspect UPVC double glazed windows. A kitchen dining space, cloakroom and boot room complete the main ground floor. The layout is particularly well suited to family living, entertaining, or those seeking adaptable space, while the elevated position allows many of the rooms to take full advantage of views across the gardens and surrounding landscape.

At first floor level, the principal residence provides three bedrooms together with a half tongue and groove panelled family bathroom. The triple aspect principal bedroom is of particular note, enjoying far reaching views across the gently undulating countryside beyond.

A significant further benefit of the property is the detached double garage with adjoining single-storey annexe/ancillary accommodation. This additional space comprises a bedroom, sitting room, kitchen and shower room, and offers excellent potential for multi generational living, visiting guests, home working, or independent ancillary use.

The approach to Sunnyside is both practical and impressive, with twin electrically operated gates opening onto a shingled parking area providing space for six to eight vehicles. To the rear, a raised terrace leads through established planting to the extensive gardens, which include a summer house, various seating areas, mature trees, planted borders and a rear meadow, all enjoying attractive views over open countryside.

Sunnyside offers a rare combination of period charm, modern improvement, flexible annexe accommodation and generous grounds. The electrification of the gates, installation of solar panels, extensive landscaping and substantial meadow planting all enhance the property's long-term appeal





- **Detached individual period property in an elevated village setting.**
- **Highly regarded Suffolk village location within Semer.**
- **Approximately 1.25 acres of established grounds.**
- **Four bedrooms in total, including annexe/ancillary accommodation.**
- **Two bathrooms across the principal residence and annexe.**
- **Approximately 1,650 sq ft of accommodation to the main house.**
- **Unlisted status, offering flexibility for future adaptation.**



- **Wealth of retained period features including exposed timbers and studwork.**
- **Inglenook fireplace and traditional Suffolk latch doors.**
- **Three distinctive ground floor reception rooms.**
- **Detached double garage and generous private parking for six to eight vehicles.**
- **Self-contained annexe/ancillary accommodation with bedroom, sitting room, kitchen and shower room.**
- **Landscaped gardens, summer house, seating areas and planted rear meadow.**
- **Far-reaching views over gently undulating Suffolk**

The property is located on the fringes of the parish of Semer which is a small village and civil parish in Suffolk, The main village enjoys a picturesque setting beside a bridge over the River Brett. It is well placed for access to Hadleigh, approximately 3 miles away, and Ipswich approximately 12 miles away, making it a convenient rural location with good connections to nearby towns. The parish also includes the hamlets of Ash Street and Drakestone Green, adding to its traditional village character and sense of community. Semer Wood, a designated wildlife site and classified as Ancient Woodland, provides an attractive natural feature nearby and contributes to the area's peaceful countryside appeal.

The nearby town of Hadleigh is a thriving and historic market town, known for its characterful high street and architecture representing a variety of periods. It offers an extensive range of amenities and services, including a primary school, independent shops, restaurants and everyday facilities. The surrounding countryside, riverside setting and proximity to larger centres such as Ipswich and Colchester make Semer an appealing choice for those seeking village life while remaining within easy reach of wider services, schooling, transport links and employment opportunities.

**TENURE:** Freehold

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

**EPC RATING:** D

**WHAT3WORDS:** alarming.bulbs.full

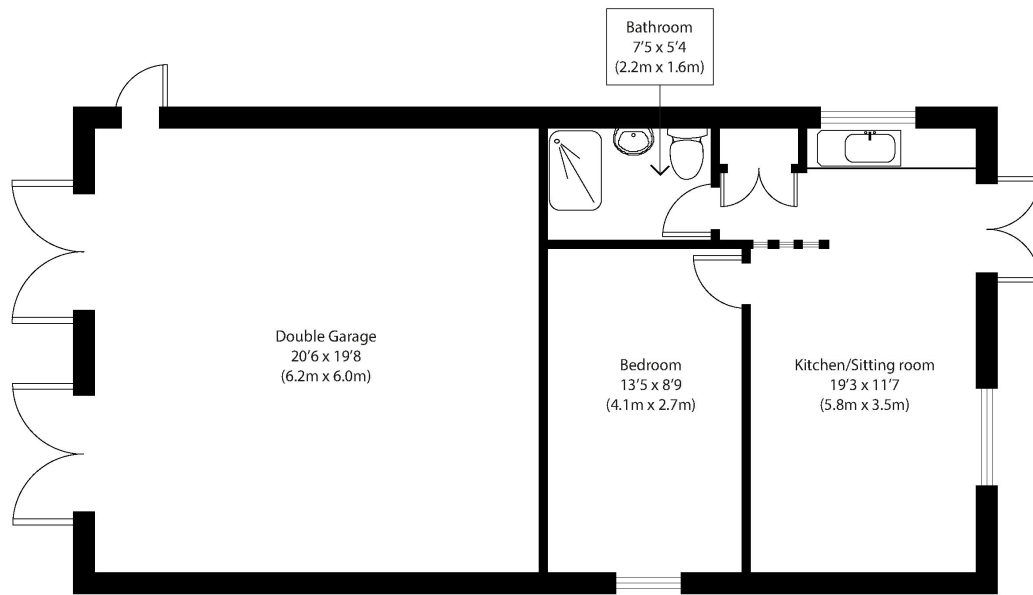
**LOCAL AUTHORITY:** Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** F

**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.

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Approximate Gross Internal Area  
Main House 1635 sq ft (152 sq m)  
Outbuilding 785 sq ft (73 sq m)  
Total 2470 sq ft (229 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. copyright www.photohausgroup.co.uk

