

DAVID
BURR



Dragon Tye
Belchamp St. Paul, Suffolk

Dragon Tye

Church Street, Belchamp St. Paul, Suffolk CO10 7DJ

There are some houses that make you want to stay a little longer. Dragon Tye is one of them. Set amongst the rolling countryside of the Suffolk–Essex border, this beautiful unusually light medieval Hall House has the sort of presence that is difficult to recreate. Its pretty pink exterior, deep thatched roof and old timber frame feel completely at home in the landscape, and from the moment you arrive there is an immediate sense that this is somewhere rather special. It is also a house that has been exceptionally well looked after. The thatch was completely renewed in 2025 and the whole house has recently been painted both inside and out, while years of careful work and thoughtful improvements mean there is very little left to do. The character has been preserved, but the house has been quietly brought up to date, making it possible to simply move in and enjoy it.

Inside, the old features are everywhere. Exposed timbers, traditional fireplaces, uneven walls, and the little imperfections that come with a house of this age have all been retained. The kitchen is particularly lovely, with its Aga, exposed brickwork, timber cabinetry, and farmhouse feel. The sitting room has the same warmth. There are great old beams overhead, an open fireplace and views out across the garden and surrounding countryside. It is a house that lends itself to country life muddy boots by the door, logs stacked ready for winter and long evenings around the kitchen table. Set within the grounds is a separate pottery/art studio, offering a wonderful opportunity to indulge in a hobby, work from home or simply have somewhere to escape to as a creative retreat.

The garden, in all about 0.85 of an acre, feels very much part of the wider landscape. Mature planting, established trees and open views create a lovely sense of space, while beyond the garden the countryside stretches away across fields and hedgerows. This is perhaps the real attraction of Dragon Tye. Life here feels a little slower. There is space to grow vegetables, make things, walk straight out into the countryside, or simply spend an afternoon doing very little. The studio, sauna, stables, garden and house all work together to create somewhere that is as much about how you live as it is about the building itself. And despite all of that character, there is no long list of jobs waiting for the next owner. The house has been meticulously cared for, the thatch has been renewed, the interiors refreshed and the important work done. What remains is the enjoyable part: filling it with your own furniture, books, pictures, and memories.

DAVID
BURR

Telephone 01787 277811

Email clare@davidburr.co.uk

PROPERTY INFORMATION

- 4 Bedrooms.
- Reception Rooms: 3.
- Bathrooms: 2.
- Off-road parking for multiple vehicles.
- Studio, sauna/shower, stables. Generous gardens in all about 0.85 acres.
- Services: Mains water, electricity. Oil-fired Heating. Septic tank. Private well.
- EPC: Band TBC.
- Communication Services: Broadband. Yes. Speed up to 1000 mpbs download and 1000 mpbs upload. Telephone Signal: Yes.

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or <https://checker.ofcom.org.uk/>.

- Council Tax: Band F. £3200.60 per annum.
- Local Authority: Braintree District Council.

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. 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.

ABOUT THE AREA

Belchamp St Paul is a sought after village clustered around a picturesque green amidst open, undulating countryside. Village facilities include a very popular primary school a traditional public house with county-wide reputations for its food, a fine slate village hall and a parish church.

USEFUL INFORMATION

Towns and Villages

Bury St Edmunds (20 miles)
Cambridge (28 miles)
Newmarket (19 miles)
Sudbury (7 miles)
Clare (2 miles)

Pubs and Restaurants

The Half Moon Inn, Belchamp St. Paul
The Weeping Willow, Bury St Edmunds
The Crown, Hartest
The Queen's Head, Hawkedon

Schooling

Barnardiston Hall Preparatory School (8 miles)
Culford School (22 miles)
The Perse School (28 miles)

Train Stations

Audley End (17 miles)
Cambridge (17 miles)
Bury St Edmunds (17 miles)
Sudbury (9 miles)

DAVID
BURR

Telephone 01787 277811

Email clare@davidburr.co.uk

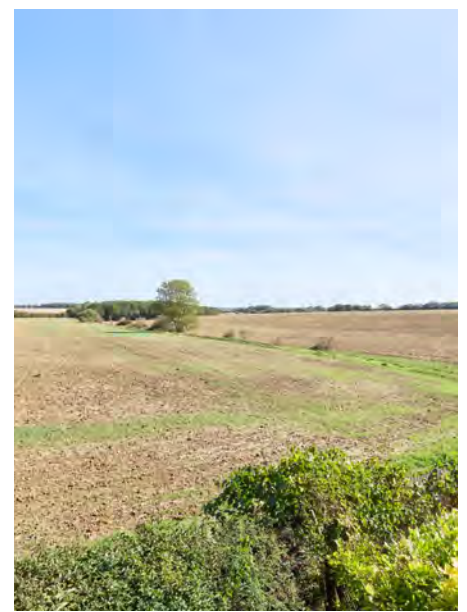


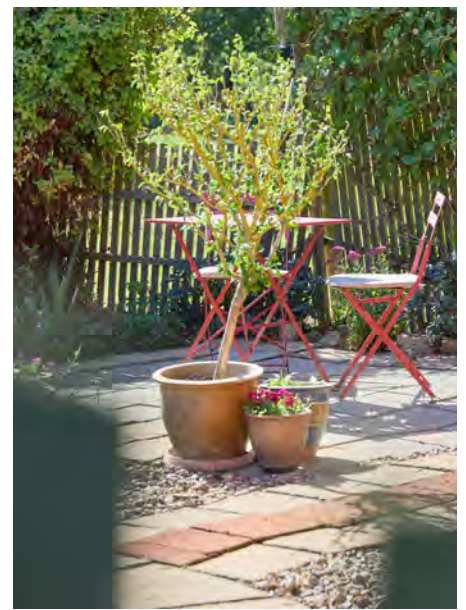
DAVID
BURR

Telephone 01787 277811

Email clare@davidburr.co.uk



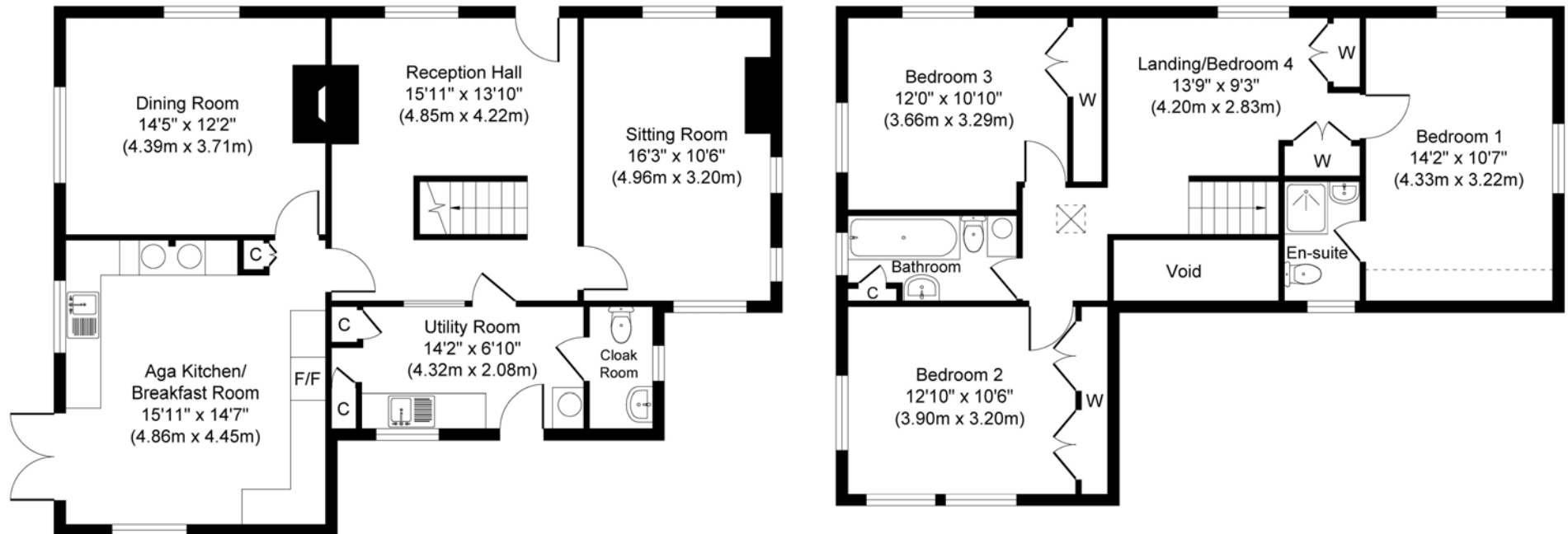




DAVID
BURR

Telephone 01787 277811
Email clare@davidburr.co.uk

FLOORPLAN



Total Approximate Floor area 173.3 sq.m (1865.4 sq.ft)



Bury St Edmunds

01284 725525
bury@davidburr.co.uk

Holiday lets

01787 888698
support@davidburrholidaylets.co.uk

Newmarket

01638 669035
newmarket@davidburr.co.uk

Castle Hedingham

01787 463404
hedingham@davidburr.co.uk

Leavenheath

01206 263007
leavenheath@davidburr.co.uk

Woolpit

01359 245245
woolpit@davidburr.co.uk

Clare

01787 277811
clare@davidburr.co.uk

Long Melford

01787 883144
melford@davidburr.co.uk

London SW1

0207 839 0888
london@davidburr.co.uk

davidburr.co.uk