



LINTON HOUSE

Kersey | Suffolk



Chapman Sticks





Chapman Stickels

REQUIRING MODERNISATION - A FINE GRADE II LISTED HOUSE OCCUPYING A PROMINENT VILLAGE SETTING TOGETHER WITH PRIVATE GARDENS OF ABOUT 0.5 ACRES.

- Reception hall & inner hall • Sitting room • Snug • Dining room • Pantry • Store •
- Kitchen / breakfast room • Garden room • Side vestibule / porch •
- Boiler room / boot room with WC • Landing • 3 double bedrooms • Single bedroom •
- Shower room • WC • Store • Attached garage / store • Off-road parking •
- Extensive walled gardens • Numerous outbuildings • In all, 0.52 acres •

Hadleigh - 2 miles

Ipswich - 11 miles

Colchester - 15 miles (London Liverpool Street from 48mins)

Manningtree - 12 miles (London Liverpool Street from 59mins)





The Property

Having been under the same ownership since 1949, Linton House is one of the most distinguished period buildings in Kersey, and forms part of the historic linear pattern to The Street.

Likely to date from the 16th century with later alterations, the façade was 'modernised' in the 19th century with soft red brick, as well as the addition of double hung sash windows. The distinctive front wing is also encased in brick, which displays a lower roof line to the main, with a hayloft door to the northern gable end. This part forms a store and adjacent pantry.

The accommodation comprises a welcoming central hallway, with stairs to the first floor. The rear hall beyond give access to the front reception rooms, which consists of a snug and the main sitting room (south) which is evidently the original cross wing, which displays fine arches.

The house extends to the rear (east) which leads into the central dining room and garden room which is modern, with oak framed windows and a part glazed oak door onto a secluded part of the garden.

The remaining ground floor consists of the rear kitchen / breakfast room, which is chiefly fitted on one wall with a blocked flue housing a cast iron Victorian oven. A vestibule / porch to one side gives additional external access, as well as the far boiler room / cloakroom.

Via a spacious rear landing, the first floor provides four bedrooms, where the three front rooms directly overlook The Street. A corridor extends to the rear, which leads to further bedroom that overlooks the driveway and the northern side of the garden. To the far eastern end is a white suite shower room, sperate WC and a storeroom.

Outside, the part walled gardens are a particular asset, where a driveway to the northern side leads onto a central parking area, which gives access to an attached garage / store. With a feature walnut tree, the wonderful private gardens extend to the far north-eastern boundary, which adjoins open countryside. A further area of garden is to the front southern corner, where a patio leads onto a further area of lawn, with established flower borders.

Outbuildings include an extensive range of sheds and lock-up stores, and a greenhouse.





Linton House, The Street, Kersey, Suffolk, IP7 6DY

Approximate Floor Area

Main House - 2461 sq. ft / 228.68 sq. m

Garage - 188 sq. ft / 17.49 sq. m

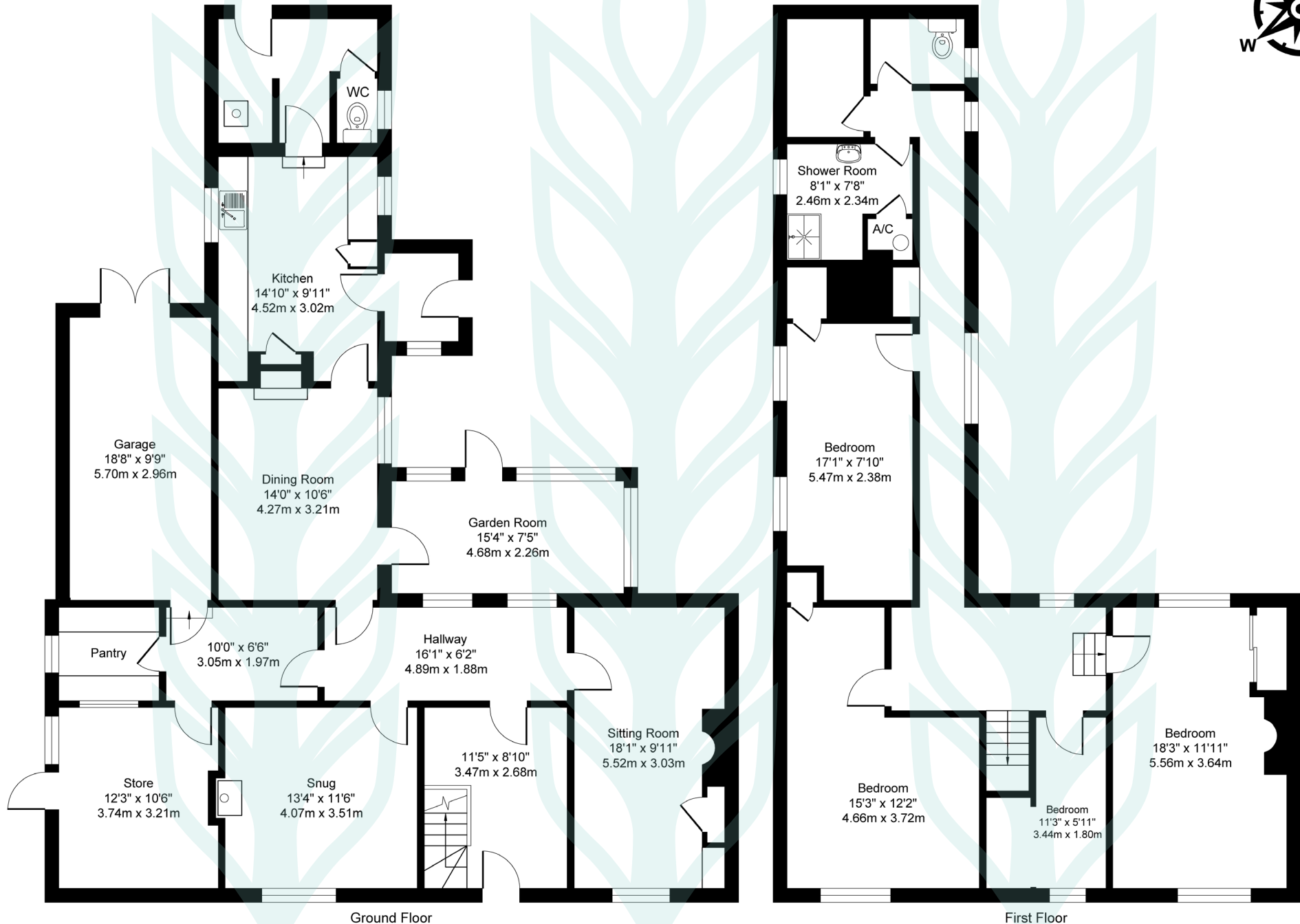


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Location
Linton House is located in the centre of the village, and Kersey is widely regarded as one of the prettiest villages in Suffolk, with its fine church and the immensely popular public house, the Kersey Bell. Most everyday needs can be found in the town of Hadleigh, about 2 miles to the south. The historic town of Lavenham is about 8 miles, Bury St Edmunds about 16 miles to the north, Sudbury about 9 miles to the west and Colchester, with mainline rail services to London, about 15 miles to the south. The County Town of Ipswich lies about 12 miles to the east, again with rail services to London Liverpool Street

Services
Mains water, electricity and drainage are connected. Oil-fired heating

Local Authority and Council Tax
Babergh & Mid Suffolk District Council
Band D (2026)



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