



Bacton Manor  
Bacton | Stowmarket | Suffolk | IP14 4LJ

 FINE & COUNTRY

# GEORGIAN SPLENDOUR



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This striking Grade II\* listed Georgian home, believed to have 16th-century origins, and of rare character, scale and presence, offers historic significance and exceptional lifestyle appeal. Occupying 3.77 acres (stms) it blends architectural heritage with generous contemporary living, and highly versatile accommodation, including up to eight bedrooms and a wealth of elegant reception spaces, all set in a vibrant village close to commuter links and day to day amenities.



# KEY FEATURES

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- Iconic Grade II\* Listed Home
- Magnificent Georgian Facade
- Commodious Garden Room
- Generous Aga Kitchen Breakfast Room
- Fine Drawing Room
- Fabulous Dining Room/ Billiard Room
- Light and Airy Morning Room, Snug and Office
- 5/8 Bedrooms
- Stunning Grounds - Around 3.77 Acres (stms)
- A Rare Opportunity

The current owners say you can always find the sunshine in this home and whilst well-travelled have never lived in such a welcoming friendly village. The house itself features a striking Georgian façade while internally retaining elements of its earlier Tudor origins, including beautiful period panelling. The handsome property stands proudly within its expansive grounds offering privacy, grandeur and a remarkable sense of space and light. Characterised by soaring ceilings and period features, the owners have created a wonderfully light and airy home, sensitively balancing period charm with modern luxury.

## Step Inside

The history begins as soon as you enter the front door into the main entrance hall with the 16th Century flagstone floor that predates the “Georgification” of the house, making a statement along with practical access. To the left is the bright, uplifting Morning Room, perfect for coffee and reading the papers, leading to the magnificent Oak Room, with incredibly preserved dark oak panelling making this a cosy space to gather in the cooler months – both rooms boast Chesney wood burners, a brand used by the National Trust in their period homes. To the right of the entrance hall is the huge dual aspect formal dining room with open fireplace and pammet floor, which has hosted cheery family lunches for 14 people and also doubles as a meeting room for local organisations. A clever design feature allows the dining table to convert into a billiard table, making the room equally suited to entertaining evenings. These three main reception rooms are all southern facing, with large sash windows to welcome in the light.

Straight ahead from the entrance hall is an accessible cloakroom and internal glazed hall with French doors to the concrete patio - a destination from the first-floor external staircase. The dining room has a door to an internal lobby with external door, leading to a filing room and through to the office making it an ideal business hub, away from social areas, and where clients could visit without entering the main house. Another door from the dining room leads to a south-north corridor, guiding you to a comfortable snug which sits just across the hall from the office, literally wrapped in the centre of the home and is used for more intimate dining or for games evenings.

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At the heart of the home lies the superb kitchen breakfast room, fitted with heritage cabinetry and featuring both a 30 amp, off peak electric four oven AGA, additional Rangemaster cooker with induction hob, an integrated dishwasher and compartmentalised waste management. The space has been thoughtfully enlarged and whilst offering a peaceful start the day is one also made for sociable cookery and sharing a good bottle of red seated at the island. Two full height walk-in pantry units, set either side of the window, offer not only storage but workstations for appliances such as food mixers and breadmakers, keeping worktops free for creating culinary delights. A fully equipped utility room, which has doubled as a second kitchen in the past, is just off the kitchen en route to the garden room.

The kitchen flows semi open plan into a striking sitting area which enjoys a double-glazed wall of glass extending to a corridor and external door. A generous shower room, providing changing for the adjacent external swimspa is just off this corridor and also ideally placed for coming in from the gardens or a muddy walk.

The garden room, accessed from the main entrance hallway or from the kitchen, is a wonderfully flexible space, always bright on the dullest of days. When the sun is out you can open the double-glazed sliding doors to let a summer breeze in and relax on the timber deck. These opening hides a full width motorised cinema screen so whether hosting community film screenings, or cosying up for a family movie night, you can rearrange the furniture to create your own movie theatre with Dolby 7.1 cabling, to enjoy surround sound and a great atmosphere.

The cellar providing further storage along with a quirky “under the stairs wine store” is yet another unique feature of this incredible home.

## Careful Custodians

The in and out carriageway access and external areas have been carefully improved by the current owners, who have reinstated two dormer windows, in keeping with the building’s original historic appearance. The carefully considered preservation of typically Georgian features such as the balanced symmetry of the initial exterior, arranged around a centred front door with columns and pediment, and the restoration of the large multi-paned sash windows and shutters, complement the internal respectful heritage colour palette to ensure a refined classic aesthetic. These historic aspects blend beautifully with the reimagined kitchen and family space along with the updated bathrooms and ensembles creating a captivating home. Altogether, the property represents an utterly unique country home, offering a luxurious lifestyle in a private and characterful setting, while remaining conveniently close to local amenities and transport connections.



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# KEY FEATURES

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## Time to Turn In

The property offers flexible accommodation of five to eight bedrooms. From the sitting area a second internal corridor with external door leads to two ground floor bedrooms, one with ensuite WC and bathroom proving a ready-made annex for family or staff. Overall, the ground floor has no less than five external doors making it a versatile proposition for large families and multi-generational living.

Approached from the impressive main staircase on the first floor of the east wing, the principal bedroom suite is a must see, featuring glorious original panelled walls and floorboards, charming window seats under sash windows, along with a large en-suite bathroom to ensure complete privacy, yet offering Jack-and-Jill access to the adjacent corridor. This leads to a further bedroom with Jack and Jill ensuite, two additional double bedrooms, a large study area and WC.

On the first floor of the west wing is a spacious landing currently serving as a music room, creating a characterful living space. This leads to a magnificent bedroom flooded with light from its three sash windows which interconnects with a third bedroom making an ideal nursery suite, or a bedroom with dressing room, or perhaps a semi-independent zone for teenagers and has a cleverly tucked away cloakroom too.

All these bedrooms offer so many options for sleeping accommodation without anyone queuing for the loo in the morning! The versatility continues with stairs winding from the music landing to the second-floor landing, currently used for drum practice, and two generous attic bedrooms plus a storage room. This space, once living quarters for servants possibly, would make a great guest or staff suite, or independent area for adult children, or even a magical playroom at the very top of the home - from here you can enjoy views of the estate and across to the Manor Meadow, where Bacton Fayre is held each year. On a lower half landing, a door leads to an extensive boarded storage area which houses the main three phase electricity distribution board.













# KEY FEATURES

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## Step Outside

The property is set within approximately 3.77 acres (stms) of grounds which provide a beautiful setting for the house. A sweeping in and out driveway winds elegantly to create a wonderful sense of arrival on approach, and guides visitors to a substantial triple “cart lodge style” garage complex which the current owners added, incorporating storage space above. A separate boiler room and a workshop add excellent practical buildings alongside the main residence whilst a side driveway affords access for commercial vehicles. The grounds, including the charming pond and jetty, create a series of distinct settings each offering its own sense of atmosphere and enjoyment throughout the seasons. A sheltered Tudor walled garden area provides a secluded enclave for the heated swim spa and suntrap decking, a wonderful all year-round contemporary wellness feature with easy access to the indoor shower and changing room. Adjacent to the garden room, a generous, west facing decked terrace offers the perfect spot for lazy summer afternoons or outdoor dining and catches the last of the sun. The front lawns have become a focal point for village events including fetes, concerts and national celebrations. The apple orchard in the rear gardens leads to a longitudinal “garden canal” bordered by a delightful, wooded glade and two mounds form a raised area offering ideal staging for charity performances. The grounds to the rear of the house have largely developed naturally themselves with mature trees and hedging, and like the house itself, offer so much versatility in use, just let your imagination go wild!

## On The Doorstep...

The friendly village of Bacton has a wonderful community feel and within a short walk offers a village store/post office, a Grade I listed medieval Parish Church, petrol station/garage, health centre and The Bull, a 16th-century pub with excellent food. Finbows Yard houses Lawes hardware and builders’ merchants plus multiple small businesses. A full diary of village events throughout the year ensures an inclusive feel and there is something for everyone here.

## How Far Is It To...

Just 7 miles away is the bustling town of Stowmarket, with further services and retail along with rail links direct to Liverpool Street in just over an hour. Bury St. Edmunds with the famous Abbey Gardens, retail and independent shops plus the Georgian theatre is just a 20-minute drive whilst Woodbridge town with its golf and sailing club is only 15 miles away. In under an hour, you can enjoy a popular day out along the Suffolk Heritage coastline too if beach days are your passion.













# HISTORICAL NOTES

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## Expert opinions of Bacton Manor since 1900.

Edmund Farrer inspected the house in October 1905. Farrer later wrote that “we have here the most perfect specimen of an early Georgian house of the smaller kind that the county of Suffolk possesses”, adding that “the house is still a Georgian mansion amid appropriate surroundings”. (Farrer, East Anglian Miscellany, 1917).

Nikolaus Pevsner surveyed the county in August 1957 and recorded the house as “Mr Pretymann’s fine brick mansion” (Pevsner, Buildings of England: Suffolk, 1961).

More recently the building has been described as “one of the best preserved early Georgian country houses in East Anglia” (Leigh Alston, Heritage Assessment, 2014).

## Historic England description 2026

The grade II\* listed Bacton Manor dates from the early 18th century, although it is probably on the site of an earlier building as suggested by the moat which still surrounded the house when it was constructed. It was certainly finished by 1741 when it appears in a painting found inside the house itself on a fireplace overmantel panel, a common location for painted images in that period.

Houses of this type and date sought to present refined and geometric organisation of their exterior architecture and in the principal interior spaces, drawing on notions of proportion and symmetry from neo-classicism.

In 18th century England this style was used to imply taste, wealth and the modernity of the ‘Enlightenment’, but also to project an image of authority and order (it was routinely used in the architecture of institutions such as the law and government).

At Bacton the main frontage of the house shows clear order and symmetry as well as a vertical emphasis in the arrangement of windows. This is architecture taken from the great houses of the landowning elite of Georgian England to make a statement about taste, status, wealth, authority and to imply connection with that elite and with the State.

It is not coincidental that the elevation that best projects this message faces the road from which villagers and passing travelers would see the house. Indeed, this elegant and quietly powerful house still draws the eye to this day.











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The wider Community coming together at Bacton Manor to celebrate the Late Queen Elizabeth II Platinum Jubilee

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# INFORMATION

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## Directions

From the north, take the along the A143 in the direction of Bury St. Edmunds. Take a left hand turn signposted B1113 to Stowmarket. Follow the road through the village of Finningham and into Bacton. Take a right-hand turn, go under the railway bridge and follow the road into the village. The property will be found on the right-hand side, set back from the road just after Manor Farm Health Centre. From the south, come off the A14 at Junction 49 and follow the signs to Haughley driving through the village will lead you into Bacton in about three miles. Pass Shop Green and the Bull Public House and Bacton Manor will be on your left.

## What Three Words Location

Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... What 3 Words Location [///buildings.earl.roadblock](#)

## Services, District Council and Tenure

Oil Central Heating

Mains Electricity, Water & Drainage

Broadband Available - please check [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker).

Mobile Phone Reception - varies depending on network provider. Please see [www.ofcom.org.uk](http://www.ofcom.org.uk) to check.

Mid Suffolk District Council - H - Freehold

## Agents Note

The property is subject to a number of restrictive covenants, including:

1. The property must be used only as a single residential dwelling with the exception of item 2. shown below.
2. Up to 15% of the floor area of Bacton Manor may be utilised for any business ie. up to 1140 sq ft. subject to obtaining all necessary Licenses and consent from the relevant stutory or other authorities for such use.
3. No separate dwelling may be erected on the site.
4. The property must not be used for business purposes (working from home is permitted).
5. The property must not cause nuisance.
6. Refuse bins must only be stored in agreed locations.
7. No long-term storage of caravans, motorhomes or vehicles.
8. The site must not be excavated in a way that disrupts services.
9. External appearance must not be altered.
10. Boundaries must be maintained in good repair.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# FINE & COUNTRY

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