



**The Old Bakery**  
**Bures, Suffolk**

DAVID  
BURR







# The Old Bakery, The Croft, Bures, Suffolk, CO8 5JB,

The Old Bakery is set within the highly sought-after village of Bures, a quintessential Suffolk village straddling the Suffolk/Essex border and renowned for its strong community spirit and picturesque setting. The village offers an excellent range of amenities including a well-regarded primary school, village shop, public houses, church and village hall, all contributing to its enduring popularity with families and professionals alike.

Bures railway station provides regular services to Marks Tey, with onward mainline connections to London Liverpool Street, making the village particularly appealing for commuters. The surrounding countryside is a defining feature, with the River Stour, Stour Valley Path and nearby Dedham Vale Area of Outstanding Natural Beauty offering exceptional walking and recreational opportunities. Further amenities can be found in the nearby market towns of Sudbury and Colchester, both providing a wide range of shopping, cultural and educational facilities.

- Grade II\* listed 16<sup>th</sup> century timber framed residence
- Over 3,300 sq ft of versatile and well-proportioned accommodation
- Comprehensive refurbishment by respected local craftsmen
- Bespoke handmade kitchen with underfloor heating
- Wealth of original period features throughout
- Three distinctive and well placed reception rooms
- Impressive principal bedroom suite with dressing room and en-suite
- Five bedrooms with additional en-suite and family bathroom
- Walled gardens designed for low maintenance and entertaining
- Gated off-street parking
- Convenient access to village railway station and local school
- Highly desirable Suffolk/Essex border village location

The Old Bakery is an exceptional example of period architecture, believed to date back to the 16th century, showcasing fine timber framing with a jettied cross wing and later 17th-century additions. Grade II\* listed for its significant historical importance, the property displays a wealth of original features including leaded light windows, gabled dormers and a striking square chimney stack. Together these elements contribute to a house of considerable character and presence, offering in excess of 3,300 sq ft of beautifully proportioned accommodation.

The property has been comprehensively refurbished throughout by highly regarded local craftsmen with the internal layout reimagined to create a substantial and practical family home. Particular highlights include a bespoke, handmade kitchen by Churchill Brothers of Leavenheath with underfloor heating, exposed chamfered timbers and studwork, a Tudor arched doorway with castellated door head, and visible remnants of historic mullion windows. Three distinctive reception rooms provide excellent entertaining space, with the principal sitting room of special note for its dual aspect and feature staircase. The first floor has been thoughtfully adapted to create an impressive principal suite with dressing room and en-suite facilities, complemented by four further bedrooms, a second en-suite and a well-appointed family bathroom.

Delicate design choices, confident use of colour and an exceptional eye for detail elevate the presentation of The Old Bakery to a rare standard for a house of this age and stature. The balance achieved between historic integrity and contemporary styling is outstanding, combining an

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excellent reception schedule with high-specification finishes and refined interior design. Externally, the landscaped walled gardens have been carefully conceived with low maintenance in mind, creating an elegant, sun-drenched terrace ideal for both everyday enjoyment and larger scale entertaining.

**TENURE:** Freehold

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

**EPC RATING:** The property is Listed and therefore exempt from requiring an EPC for sale purposes.

**WHAT3WORDS:** defends.acted.tasks

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

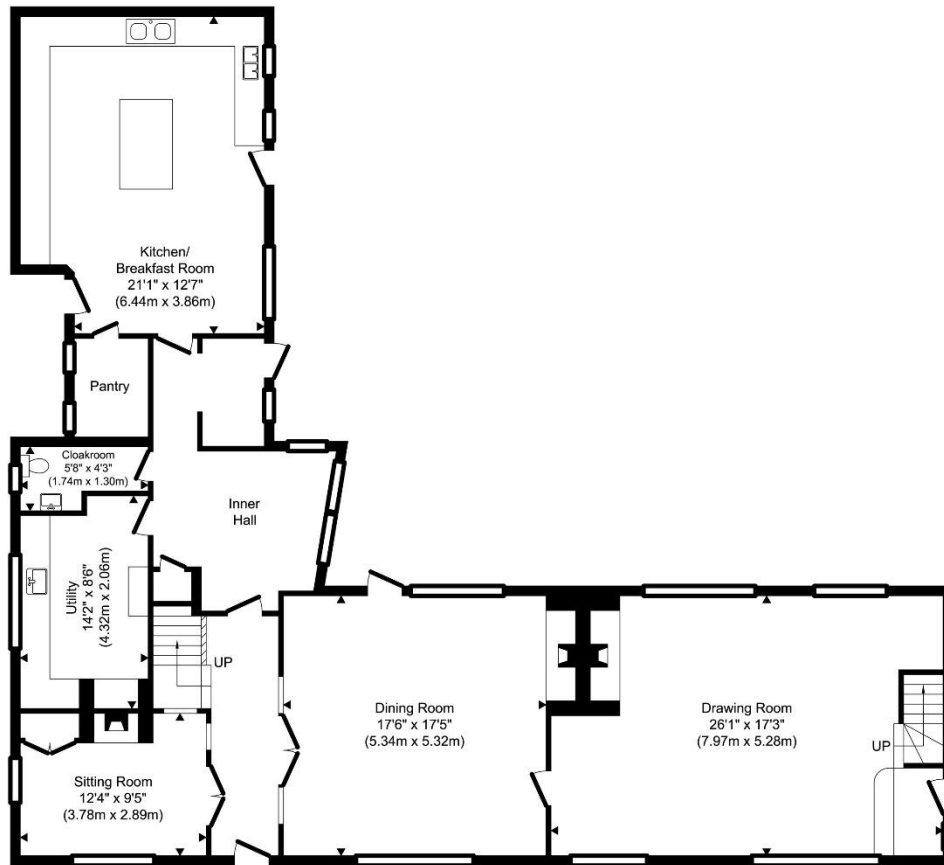
**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**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.

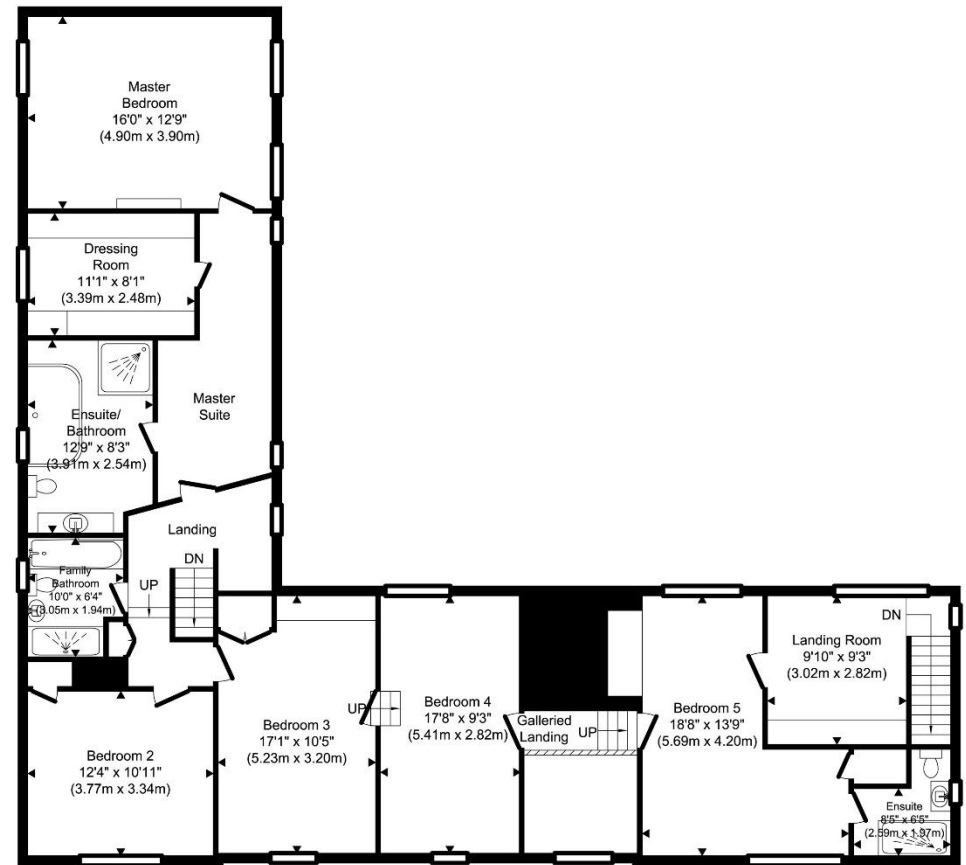
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# The Old Bakery, The Croft, Bures, Suffolk, CO8 5JB,



Ground Floor  
Approximate Floor Area  
1689.71 sq. ft.  
(156.98 sq. m)



First Floor  
Approximate Floor Area  
1689.82 sq. ft.  
(156.99 sq. m)

TOTAL APPROX. FLOOR AREA 3379.54 SQ.FT. (313.97 SQ.M.)

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