



**Poslingford Hall**  
**Poslingford, Suffolk**

**DAVID  
BURR**



Poslingford is a pretty village situated approximately 2 miles north of the market town of Clare. The area is predominantly surrounded by countryside and farmland and the town of Clare itself offers a number of facilities including shops, Doctors surgery, public transport facilities and many recreational facilities. The market town of Sudbury with its comprehensive facilities including a commuter rail link to London Liverpool Street is approximately 9 miles east.

This charming spacious 4,778 sq.ft period farmhouse is situated in idyllic quiet grounds within the middle of a working farm situated on the edge of this quiet Suffolk village within a short drive to Clare.

## A charming and spacious 4,778 sq.ft farmhouse situated in idyllic quiet grounds within a short drive of Clare.

Entrance into:

**UTILITY/BOOT ROOM:** A spacious utility/boot room with a range of storage cupboards, inglenook fireplace, range of storage cupboards and base units under worktop with Butler sink inset. Space and plumbing for a washing machine and tumble dryer. Door to:

**CLOAKROOM:** With WC and wash hand basin, pamment tiled flooring and door leading out to the courtyard. Doors to:

**INNER HALLWAY:** With staircase rising to the first floor, oak flooring, door to the front and doors to the:

**KITCHEN:** Which also features a door from the Utility Room. Comprehensively fitted with a range of wall and base units under worktop with Butler sink inset. Freestanding large preparation island and pantry cupboard. Integrated appliances include an electric Aga cooker with a second Bosch electric oven with four ring induction hob and Bosch dishwasher.

**DRAWING ROOM/SITTING ROOM:** A stunning room with oak flooring, inset fireplace with a cast iron log grate and wood mantel set upon a stone hearth and surround. Large corner drinks cabinet. Sash windows to the front aspect. Door to:

**REAR HALLWAY:** With staircase leading to the first floor and door leading out.

**DINING ROOM/SITTING ROOM:** Another charming reception room with outlook across the idyllic grounds, featuring a log burner and stove set upon a stone hearth.

**REAR LOBBY:** With vanity sink unit, WC and heated towel rail.

**GARDEN ROOM:** Part galleried with sash windows and French doors leading out to the gardens.

### First Floor

The first floor enjoys several landing areas with numerous staircases from the ground floor.

**MASTER BEDROOM:** A spacious dual aspect double bedroom with a range of fitted wardrobes and **En-Suite** comprising tiled shower cubicle, vanity unit with wash hand basin and granite hearth, WC and heated towel rail.

**BEDROOM 2:** Another charming and spacious double bedroom with sash window overlooking the front and storage cupboard.

**BEDROOM 3:** A further double bedroom with a range of built-in wardrobes and sash window overlooking the grounds and open countryside beyond.

# Poslingford Hall, The Street, Poslingford, Sudbury, Suffolk CO10 8QY

**GUEST BEDROOM:** With a mezzanine, sash window overlooking the grounds and an **En-Suite** comprising tiled shower cubicle, vanity sink unit, WC and heated towel rail.

**BEDROOM 5:** Of dual aspect, with a large storage cupboard and range of exposed beams.

**FAMILY BATHROOM:** Stunningly fitted with His and Hers counter top sinks with storage beneath, panelled bath with shower attachment over, WC, walk-in tiled shower cubicle and heated towel rail.

**BATHROOM:** With freestanding roll top bath with ball and claw feet with shower attachment over, vanity unit with counter top sink, WC, heated towel rail and part-panelled walls.

## Second Floor

**ATTIC ROOM:** With a range of exposed beams and limited head height. Outlook to the front and door opening into **Storage Room**.

## Outside

The property is approached by a sweeping gravel driveway with mature lawns on either side, interspersed with a range of trees and shrubbery. The driveway opens up in to an expansive gravelled parking and turning area with **GARAGE** and **STABLE BLOCK** and views of the village church. The formal gardens enjoy an extensively paved dining terrace set adjacent an area of traditional lawn with a brick and flint retaining wall, flower beds and a centrally positioned tree as well as a large timber framed outbuilding. The gardens then open up into areas of wildflower meadow with a range of mature trees interspersed throughout.

In grounds measuring in all about 4.0 acres.

## COMMUNICATION SERVICES (source Ofcom):

**Broadband:** Yes. Speed: Up to 80 mbps download, up to 20 mbps upload.

**Phone Signal:** Limited coverage likely with O2.

**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 phone services by visiting <https://checker.ofcom.org.uk/>.

**TENURE:** To Let.

**TENANT INFORMATION:** A holding deposit of one week's rent will be required to process an application for a Tenancy. One month's rent and 5 week's security deposit will be payable prior to handover, the holding deposit will go towards this payment. Fees may be charged for late payment of rent and mislaid keys.

**SERVICES:** Klargester, electricity and oil-fired heating. **NOTE:** None of the services have been tested by the agent.

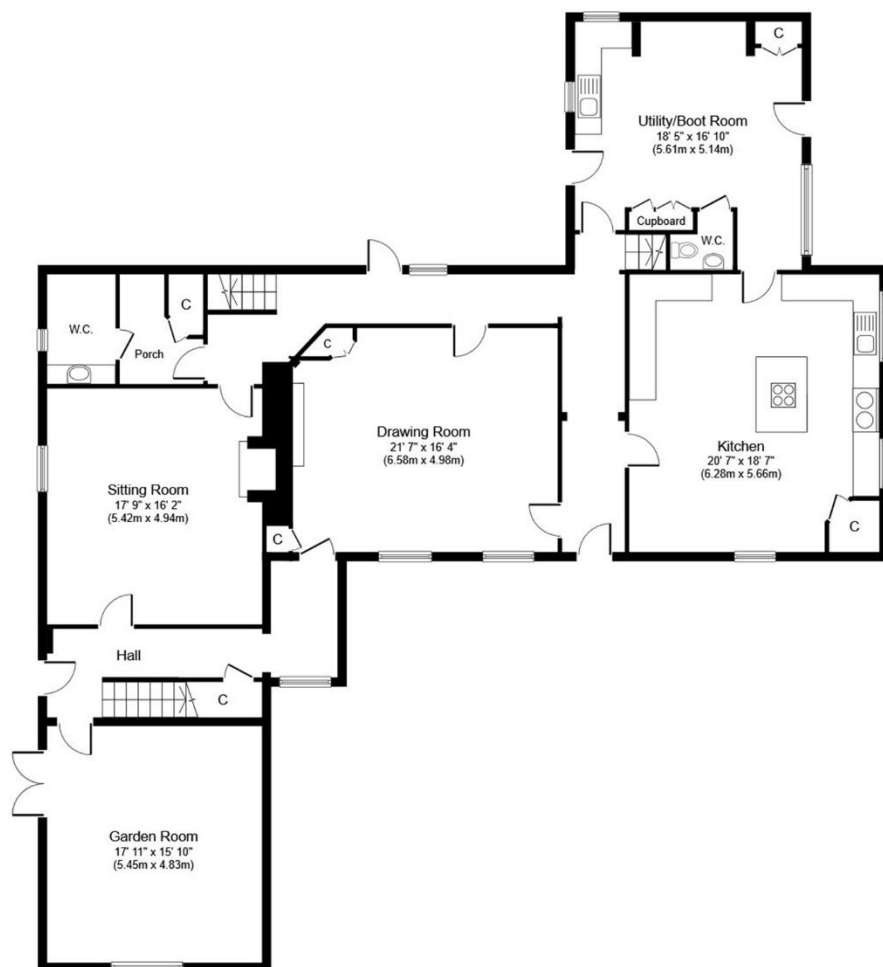
**VIEWING:** Strictly by prior appointment only through DAVID BURR.

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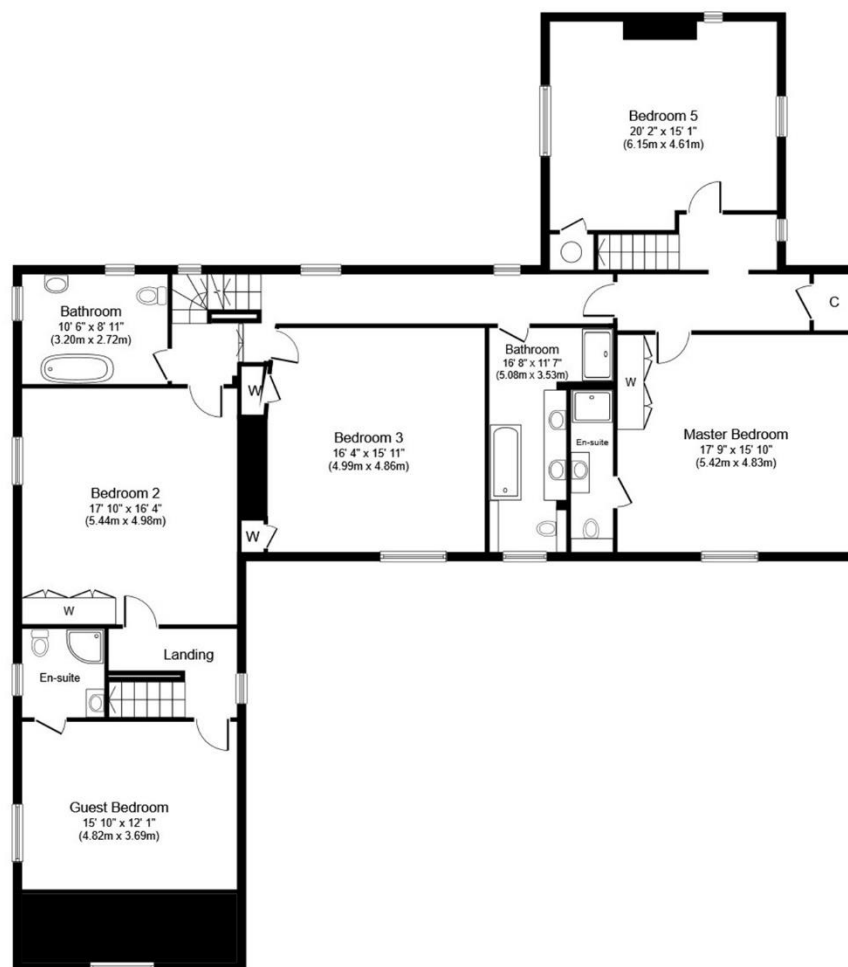
**LOCAL AUTHORITY:** West Suffolk Council, West Suffolk House, Western Way, Bury St. Edmunds, Suffolk IP33 3YU. Council Tax Band: D. £2,184.19. per annum.

**EPC RATING:** E.

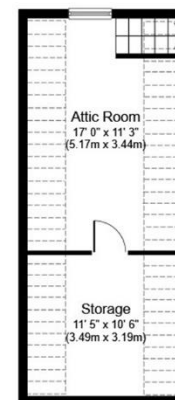
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**Ground Floor**  
**Approximate Floor Area**  
**2,127 sq. ft.**  
**(197.6 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**2,332 sq. ft.**  
**(216.7 sq. m.)**



**Second Floor**  
**Approximate Floor Area**  
**319 sq. ft.**  
**(29.6 sq. m.)**

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.



