

Burys Hall, Ashill, Thetford

Guide Price £1,400,000



Full Description

Our Considered View of This Grade II Listed Home

Bury's Hall is the kind of house that makes an impression before you have even reached the front door. A private drive leads towards its Elizabethan façade, with climbing plants, cottage garden borders and distinctive Tudor chimneys rising above the village.

Dating from 1580, it has extraordinary history, but it does not feel like a museum. The reception hall is warm and welcoming, with oak flooring, exposed timbers and a wood burner, and that balance continues throughout the house. It has scale and presence, but it is also relaxed, comfortable and clearly built to be lived in.

The ground floor offers an unusual number of reception rooms, each with a different purpose and atmosphere. The oak-panelled games room and bar is the room guests will remember, while the kitchen and breakfast room is bright, open and naturally becomes the centre of everyday life. The dining rooms, drawing room and snug provide space for everything from quiet evenings to large family occasions without the house ever feeling overly formal.

Six bedrooms in the main house, together with a genuinely independent two-bedroom annexe, create exceptional flexibility for extended family, regular guests, home working or income. Outside, the lifestyle becomes even more compelling: an outdoor swimming pool and vine-covered pool house, a pergola terrace for summer dining, an established orchard, formal gardens and a natural pond, all surrounded by uninterrupted countryside.

Bury's Hall is chain free and ready for its next owner. It is not a house for someone seeking something newly finished or entirely polished. It is for someone who wants history, space and individuality, and who can see the opportunity to make a remarkable house entirely their own.

Entrance Porch

A timber-framed gabled porch, with leaded diamond glazing and substantial oak doors, provides an entrance worthy of the house beyond. Framed by climbing plants, it creates a memorable sense of arrival without feeling overly formal.

Reception Hall

The reception hall immediately establishes the character of Bury's Hall. Oak flooring, exposed ceiling beams and a wood burner set within a broad brick fireplace make the space feel warm and welcoming from the moment you enter.

A handsome oak staircase rises to the first floor, while glazed internal doors connect the principal reception rooms and allow the ground floor to flow naturally. Generous enough to welcome a house full of guests, but comfortable enough for an ordinary evening by the fire, this is much more than somewhere to pass through.

Features

- Grade II Listed (Main House)
- Swimming Pool
- Oil-Fired Central Heating
- Wood Burner & Open Fires
- FTTP Broadband (Full Fibre)
- Chain Free
- Two Bedroom Annexe
- Formal Gardens, Woodland and Meadow

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Drawing Room

The drawing room has the settled, comfortable atmosphere of a room that has been properly lived in. Exposed beams cross the ceiling, while a brick fireplace and wood burner provide a natural focal point.

Its proportions allow for generous seating without making the room feel formal or imposing. It is equally suited to quiet evenings, family conversation or drinks before dinner.

Games Room and Bar

This is likely to be the room everyone remembers.

Full-height oak panelling surrounds a built-in bar with an oak counter and glass shelving, while a substantial open fireplace anchors the opposite side of the room. A curved banquette provides an inviting place to sit, with enough floor space for larger gatherings when the house is full.

It works just as well for two people sharing a drink as it does for a party of twenty. Few houses offer a room with this much personality, and fewer still offer one that feels so naturally suited to long evenings, music and conversation.

Formal Dining Room

The formal dining room has the scale for Christmas lunch, family celebrations and large dinner parties, but it does not demand to be saved only for special occasions.

An exposed ceiling beam and leaded casement windows give the room warmth and character, while an open connection to the adjoining reception space allows guests to move naturally between the rooms. It is formal when the occasion requires it, but relaxed enough to be used far more often.

Informal Dining Room

Connected to the formal dining room through a wide timber archway, this second dining or reception room offers a more intimate atmosphere.

Wide pine floorboards, exposed beams and a period fireplace give it immediate character. It could work beautifully as an everyday dining room, library, study or quieter sitting room, depending on how the next owner chooses to live.

Formal Dining Room Snug

Tucked within the dining room is a snug that deserves to be singled out.

A wood burner sits on a stone hearth, surrounded by exposed beams, lime-plastered walls and brick detailing. It is the kind of space that invites slow mornings, a quiet drink before dinner or an afternoon with a book and nowhere else to be.

Kitchen and Breakfast Room

The kitchen and breakfast room feels lighter and more open than many buyers will expect from

a house of this age.

White-painted cabinetry and oak worktops run along both sides of the kitchen, with a central island providing additional preparation space and informal seating. A blue AGA sits within an exposed brick recess beneath a substantial timber lintel, complemented by integrated ovens for everyday practicality.

The adjoining breakfast area looks out towards the garden and opens directly onto the terrace. This is the natural centre of daily life at Bury's Hall, whether that means breakfast at the island, doors open to the garden in summer or a kitchen full of people during a family weekend.

Oak Staircase Leading Upstairs

The oak staircase rises from the reception hall beneath the original ceiling beams. Turned spindles, a broad handrail and a curved bullnose step give it substance and craftsmanship making it feel suitably grand.

It is a fitting transition between the principal rooms below and the extensive bedroom accommodation above.

Principal Bedroom with En-suite

The principal bedroom offers a genuine sense of space and calm.

An exposed ceiling beam and ornate fireplace surround preserve the room's period character, while its generous proportions allow space for a proper dressing area alongside the built-in wardrobes. It feels private and substantial without becoming formal.

The en-suite includes a corner bath, separate shower and twin basins, giving the room the everyday practicality expected of a principal suite.

Bedroom Two

A bright and comfortable double bedroom with exposed beams and period detailing.

Its proportions make it equally suitable for family or guests, with enough character to feel connected to the history of the house without being difficult to furnish.

Bedroom Three

One of the most memorable bedrooms at Bury's Hall.

Exposed timber framing forms a striking feature wall, while crossing beams add drama overhead. A large window fills the room with natural light and frames views across the gardens.

The scale, light and original structure combine to create a bedroom that feels particularly special, and one many buyers may consider using as an alternative principal room.

Bedroom Four

A well-proportioned double bedroom with exposed beams, garden views and a brick fireplace providing a strong focal point.

The room has a warm, settled atmosphere and benefits from its own private bathroom with a corner bath, making it particularly well suited to family members or long-staying guests.

Bedroom Five

Set beneath the original roof structure, this bedroom has an atmosphere entirely of its own.

Darkened timbers form an A-frame overhead, while a dormer window draws natural light across the room. The roofline gives it character without compromising its usefulness as a comfortable bedroom or private retreat.

Bedroom Six

The scale and structure of this upper room make it one of the most extraordinary spaces within the house.

The original Elizabethan roof structure is revealed in full, with exposed rafters and collar beams rising overhead. Natural light prevents the room from feeling enclosed, despite its position beneath the roof.

It could remain an exceptional bedroom, but it also has the scale for a studio, games room, cinema room, creative workspace or private sitting room. It is a space that photographs can show, but which really needs to be experienced in person.

The Two-Bedroom Annexe

The annexe is a properly independent home rather than simply additional accommodation.

Set within its own lawned garden, it contains two bedrooms, a fitted kitchen, a shower room and an open-plan living area with French doors opening outside. White-painted brickwork and a red pantile roof give it its own character, while the Tudor chimneys of the main house remain visible beyond.

It would work particularly well for parents, adult children, regular guests or anyone requiring a separate place to work. There may also be potential for income, subject to the necessary permissions and the next owner's requirements.

Swimming Pool

The outdoor swimming pool is positioned to enjoy the sun throughout much of the day and sits comfortably within the wider gardens.

More than simply an attractive feature, it changes how the grounds can be enjoyed during the warmer months. Summer afternoons, visiting family and weekends at home all begin to feel rather different when there is a pool outside the door.

Pool House

The vine-covered pool house makes the swimming pool feel like a complete entertaining space rather than a standalone feature.

It includes a kitchen and barbecue area, changing facilities and a WC, together with covered seating and a paved sun terrace. Open countryside beyond provides a peaceful backdrop.

It is easy to imagine long summer lunches here, children moving between the pool and garden, or friends staying late into the evening after the sun has gone down.

Patio and Pergola Terrace

Double doors from the breakfast room open directly onto a broad stone terrace sheltered by a timber pergola.

Roses, hollyhocks and established planting soften the space, while there is ample room for a large outdoor dining table and relaxed seating. Views stretch across the lawn towards the mature trees beyond.

This is the principal outdoor entertaining area and a natural extension of the kitchen, particularly from spring through to early autumn.

The Orchard

The established orchard provides a quieter and more productive part of the grounds.

Mature fruit trees bring seasonal colour and produce, while the setting feels pleasantly removed from the more formal areas of the garden. It is a simple but meaningful part of the lifestyle here, connecting the house to its land and the changing seasons.

Pond and Grounds

Beyond the formal lawns, the grounds take on a softer and more natural character.

A pond edged by reed beds sits beneath mature trees, creating a peaceful and secluded part of the garden. Meadow areas and woodland planting continue towards the boundaries, with the landscape gradually merging into the countryside beyond.

The result is a garden that offers both structure and freedom, with formal spaces close to the house and quieter places to explore further away.

Front Garden and Lawn

The approach to Bury's Hall gives an immediate sense of the history and presence of the house.

A sweeping lawn is framed by clipped box hedging, cottage garden borders, hollyhocks and climbing plants. The planting softens the Elizabethan façade, while the Tudor chimneys rise prominently above the roofline.

It is an arrival that feels impressive without being showy, and one that becomes more compelling as the house gradually reveals itself.









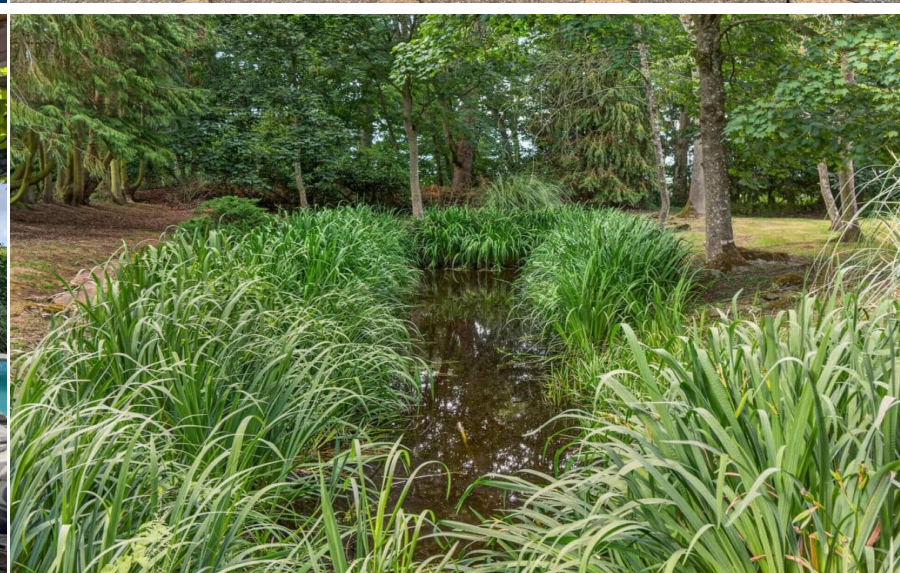




























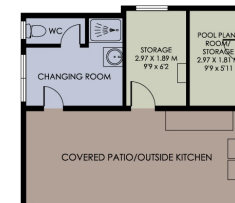
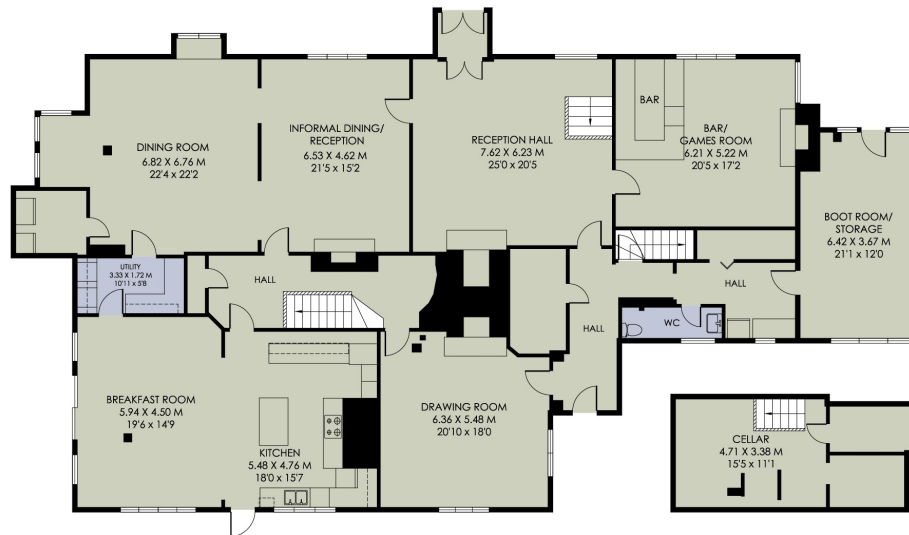
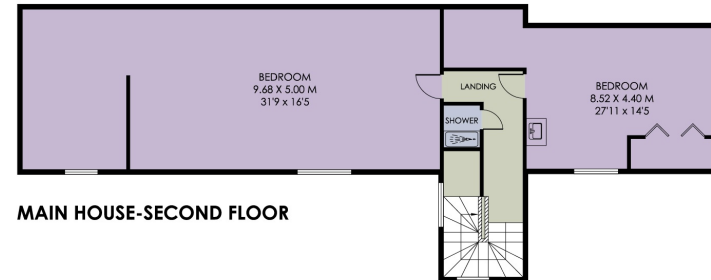
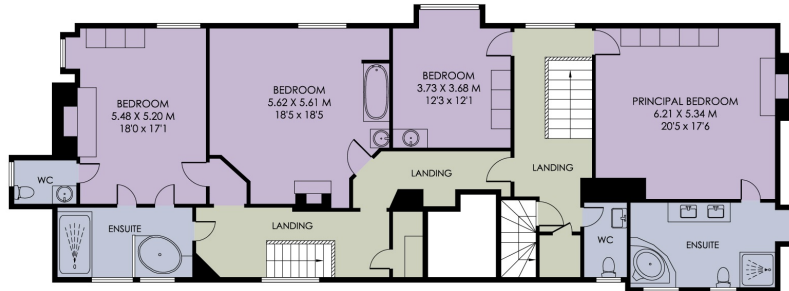
BURY HALL, ASHILL THETFORD IP25 7BP

GROSS INTERNAL FLOOR AREA: 7805 SQ FT/ 727 SQ M

OUTDOOR KITCHEN: 218 SQ FT/ 20 SQ M

GARAGE: 137 SQ FT/ 13 SQ M

OVERALL TOTALS: 8160 SQ FT/ 760 SQ M



BELOW GROUND