



DAVID
BURR

THE GROVE,
EDWARDSTONE, SUFFOLK



THE GROVE

Edwardstone, Suffolk

Sudbury railway station is five miles distant, the thriving market town of Hadleigh is six miles and the Roman town of Colchester is 13 miles. The property lies on the South Suffolk cycle route.

- The Grove is the unlisted principal residence dating from 1720
- With 5/6 bedrooms, 1 bathroom and 2 shower rooms
- A residential/commercial lifestyle opportunity combining a Georgian period home with 5 self-contained holiday cottages
- 4 one-bedroom holiday cottages (6 cottages in total)
- 2 two-bedroom holiday cottages
- All cottages rated 4 Star Gold
- 22ft AGA kitchen/breakfast room
- An outstanding countryside setting with no immediate neighbours, set amidst open farmland.
- Fibre broadband
- Many retained features including a wealth of timbers and studwork. Open fireplaces and exposed original brickwork
- An expansive internal courtyard
- Approximately 7,255 sq ft of accommodation
- In all about 6.25 acres
- Private parking for 16 cars in addition to the courtyard
- The garden of the principal residence is separated from the guests' garden.
- Orchard with approximately 40 fruit trees, mainly rare apple or pear varieties

With origins dating back to the 1720s, this unlisted former farm complex comprises a five/six-bedroom farm residence, six holiday cottages and is set in approximately 6.25 acres.



SITUATION

The Grove enjoys an outstanding rural setting and sits centrally within its 2-acre grounds. Surrounded by farmland, with no immediate neighbours, the property is well placed for countryside walks with a range of public footpath networks and also benefits from being on the South Suffolk Cycle Route. Only three miles from the picturesque village of Boxford with its range of facilities and amenities including a butcher, post office, village stores, primary school and pub and the nearby market town of Hadleigh offering a more extensive range of shops, a health centre, doctors surgery, dentists, pubs and restaurants. The branch line station at Sudbury is five miles distant and joins the mainline to London Liverpool Street at Marks Tey. The Historic village of Lavenham is five miles and Long Melford is seven miles. The Roman town of Colchester (direct line to London Liverpool Street lies 13 miles due south (approximately 30 minutes drive).

DESCRIPTION

The Grove is understood to date from the 1720s with the E-shaped farm building originally converted in 1970. The current owners have converted the extensive range of buildings into holiday cottages over the past 20 years. The principal residence has been an outstanding family home and is being offered to the market for the first time in approximately 25 years. With generous reception space comprising dining room, drawing room, which benefits from a wood burning stove, and a versatile room currently used as bedroom six. The heart of any home is the kitchen and The Grove benefits from an inviting AGA kitchen/breakfast room with ample space for a table and chairs. The ground-floor is further comprised of a wet room, utility room and cloakroom. The principal residence is further enhanced by five first-floor bedrooms (one en-suite) and family bathroom. The holiday cottages are well divided from The Grove being located in a separate wing of the E-shaped complex. The gardens are also divided, furnishing both the owners and holiday makers with privacy. The six cottages are a selection of one and two bedrooms, each with their own outside space, and have all been renovated in a sympathetic fashion with high-quality bathroom facilities and cottage-style kitchens. Further benefits include an L-shaped presentation garden, extensive parking facilities and a central courtyard.

Located within Priory Green, the property is approached via a shingle driveway leading to the courtyard. As second access leads to an area of parking for approximately 16 vehicles. Mature trees and shrubs provide screening from the country lane.

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

AGENTS NOTE: A covenant on land that is currently used as parking and orchard states 'not to carry on or in the property or buildings to be erected on the property anything that may be or grow to be a nuisance, annoyance or disturbance to the transferors or successors.'

POSTCODE: CO10 5PP

VIEWING: Strictly by prior appointment only through DAVID BURR.

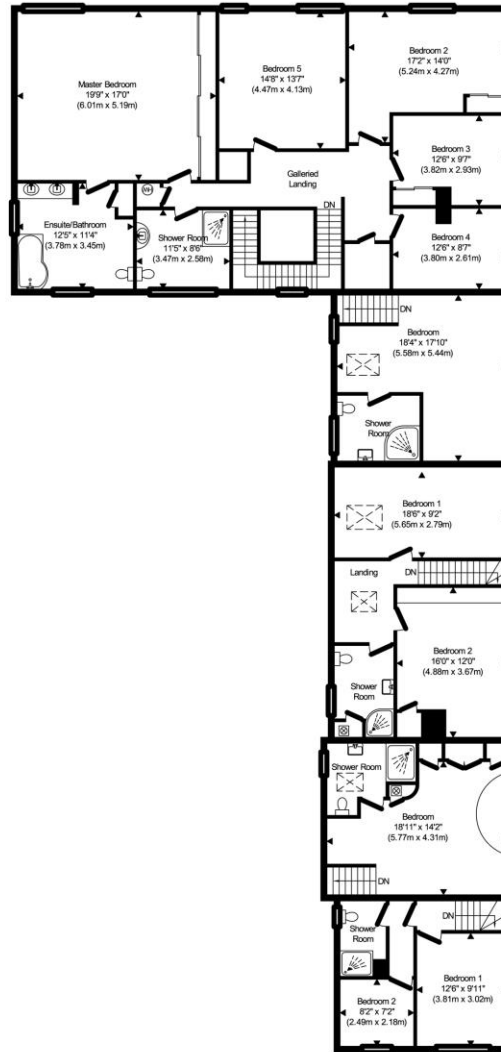
SERVICES: Mains water and electricity are connected. Private drainage. Oil-fired heating to principal residence. Calor gas heating to the five cottages. **NOTE:** None of these services have been tested by the agent.

IMPORTANT AGENTS NOTE: The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

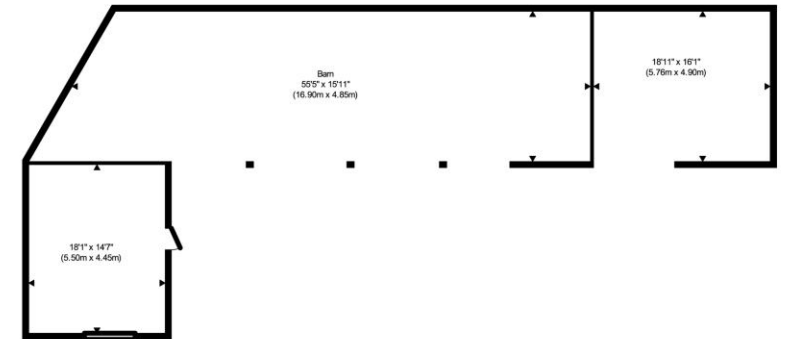




Ground Floor
Approximate Floor Area
4175.64 sq. ft.
(387.93 sq. m)



First Floor
Approximate Floor Area
3077.61 sq. ft.
(285.92 sq. m)



Barn
Approximate Floor Area
1468.62 sq. ft.
(136.44 sq. m)

TOTAL APPROX. FLOOR AREA 8721.88 SQ.FT. (810.29 SQ.M.)
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Offices at:

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