



DAVID  
BURR

**Hundon Hall**  
**Folley Road, Hundon, Suffolk**



# Hundon Hall, Folley Road, Hundon, Sudbury, Suffolk CO10 8EY

Hundon Hall is set in open countryside approximately 3 miles from the highly regarded ancient market town of Clare on the Suffolk/Essex border. Private and state schools in the area include the well regarded Barnardiston Hall which is only 3 miles from Hundon Hall. For the commuter there are various rail options to London Liverpool Street. Junction 27 M25 is a one hour drive and Stansted, Chelmsford, Colchester and Cambridge are all nearer, with the nearby A14 providing excellent access to the rest of the UK.

This exceptional unlisted 17<sup>th</sup> Century 6 bedroom country home, situated in a quiet rural location enjoying far reaching views over undulating countryside. The property, which has links to Henry VIII and W H Smith, sits upon one of the highest points in Suffolk and is approached by a private driveway, and offers well-proportioned living accommodation over three floors. Most of the original period features remain intact with heavy exposed oak timbers and working fireplaces complemented by tastefully presented modern finishes, all surrounded by mature grounds incorporating, a pond and a range of useful outbuildings including a storage barn, studio and office providing the potential for annexe/separate living accommodation. In all about 3.1 acres.

## An exceptional country home enjoying views over undulating countryside.

**ENTRANCE HALL** A spacious and welcoming hallway with exposed beams with stairs rising to the first floor with a cupboard under, large cloaks cupboard, tiled flooring and French doors opening to the courtyard.

**DRAWING ROOM** An impressive room with exposed ceiling timbers, attractive fireplace with wood burning stove and bay window to the front with exceptional views.

**SITTING ROOM** A charming double aspect room with exceptional views featuring a raised open fireplace with stone hearth with bresusumer over and storage built into the recesses.

**DINING ROOM** A delightful room featuring an original Tudor fireplace with brick hearth, exposed beams and bay window to the front with exceptional views.

**KITCHEN/BREAKFAST ROOM** The heart of the home, this spacious room is fitted with a bespoke range of units under granite worktops with a Belfast sink inset. Appliances include an everhot range cooker, integrated dishwasher, American style fridge freezer whilst a large central preparation island provides further storage. Stone flooring leads through to the **Dining Area** with French doors opening to the gardens.

**UTILITY** Fitted with units under worktops with a Belfast sink inset, plumbing for a dishwasher or tumble dryer and washing machine, boiler serving radiators, shelved pantry cupboard, water softener and external door to the rear.

**CLOAKROOM** WC and wash basin.

### First Floor

**LANDING** with exposed beams and doors to:

**MASTER BEDROOM** An impressive double aspect room with built-in wardrobes and French doors opening to the balcony providing views to the rear over open countryside. **En-Suite** with WC, wash basin, tiled cubicle, bath with shower attachment over and heated towel rail.

**BEDROOM 2** A stunning triple aspect room enjoying far reaching views over adjacent countryside and with large walk-in closet.

**BEDROOM 3** A charming room with views over the gardens and **En-Suite** with shower cubicle, WC and wash basin.

# Hundon Hall, Folley Road, Hundon, Sudbury, Suffolk CO10 8EY

**BEDROOM 4** A spacious double bedroom with fitted wardrobes and outlook over the grounds.

**FAMILY BATHROOM** With a panelled bath, separate tiled shower cubicle, vanity sink unit, WC, heated towel rail and tiled flooring.

Stairs lead to the:

## Second Floor

**SPACIOUS LANDING AREA** leads to:

**BEDROOM 5** With built-in cupboards and countryside views.

**BEDROOM 6** Built-in wardrobe and countryside views.

**BEDROOM 7** A thorough bedroom from bedroom 6 or optional playroom.

**SHOWER ROOM** Fitted with a WC, wash basin and tiled shower cubicle.

## Outside

The property is situated in a quiet location approached by an extensive gravel driveway leading to the principal parking area in front of the property with turning circle and access to the garages.

The beautiful gardens surround the property with a variety of mature trees and shrubs. At the bottom of the garden sits a wonderful pond creating a haven for wildlife. To the side and rear of the property are lawned gardens with mature beds, borders, trees, and shrubs offering a variety of seating areas and affording a great deal of privacy. There are apple trees and a delightful Mediterranean style dining area with large pergola, mature beds and borders and a useful **Outbuilding** currently utilised as a gym and office.

Adjacent to the property is the **stable yard** providing further parking leading to the **pond and outbuildings** which offer a great deal of potential to convert into separate living accommodation, gym or for commercial uses, currently divided as follows:

**HOME OFFICE** With wood burning stove, broadband, light, and power connected.

**STUDIO** A light double aspect room finished to a high standard by the current Vendor with French doors leading to a private garden to the rear.

**BARN & STORAGE BARN** Open plan barns that have previously been utilised for stabling.

**In all about 3.1 acres.**

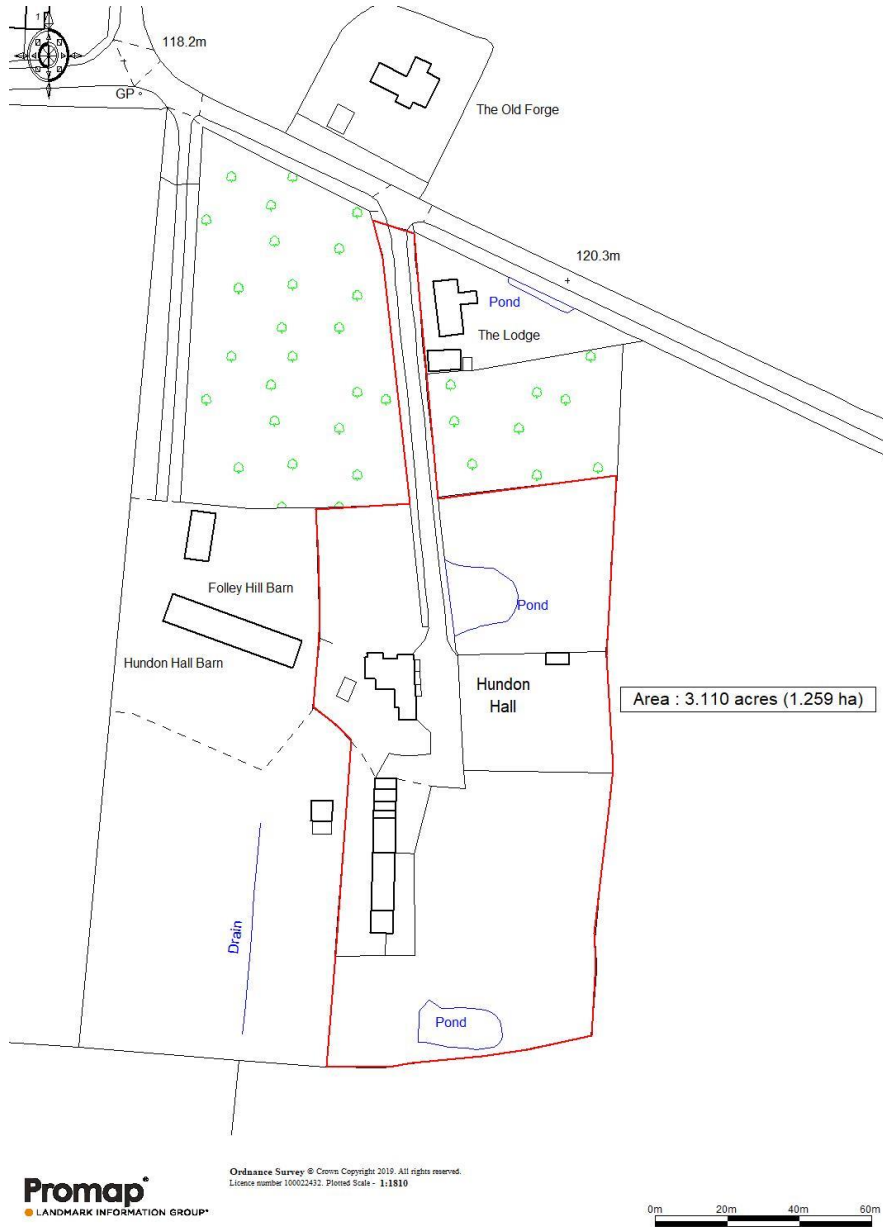
**AGENTS NOTE:** Easily accessible good hacking and walking.

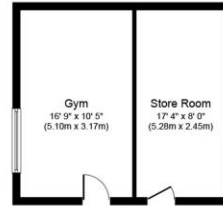
**SERVICES** Main water and electricity. Oil fired heating. **NOTE** None of the services have been tested by the agent.

**LOCAL AUTHORITY** West Suffolk Council. Council Tax Band: G. £3,338.62 per annum.

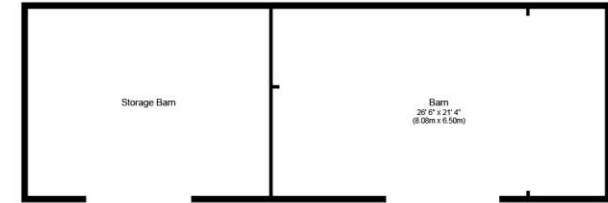
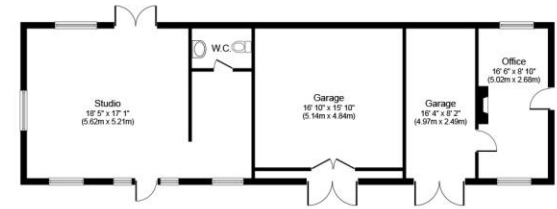
**VIEWING** Strictly by prior appointment only through DAVID BURR.

# Hundon Hall, Folley Road, Hundon, Sudbury, Suffolk CO10 8EY

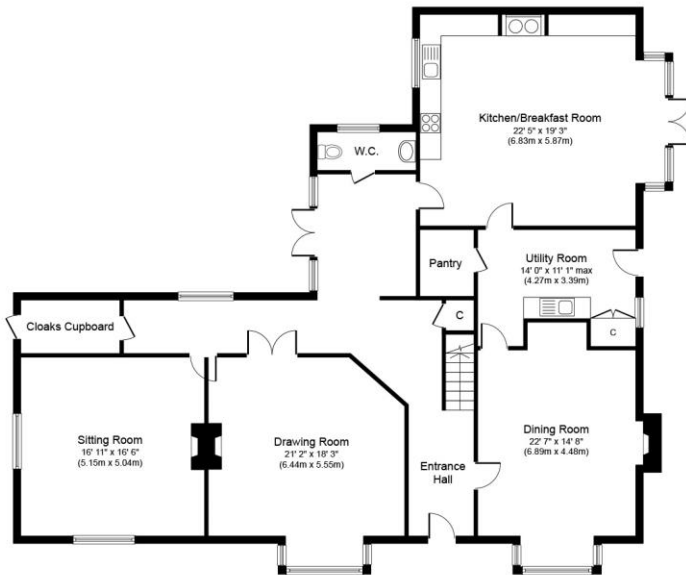




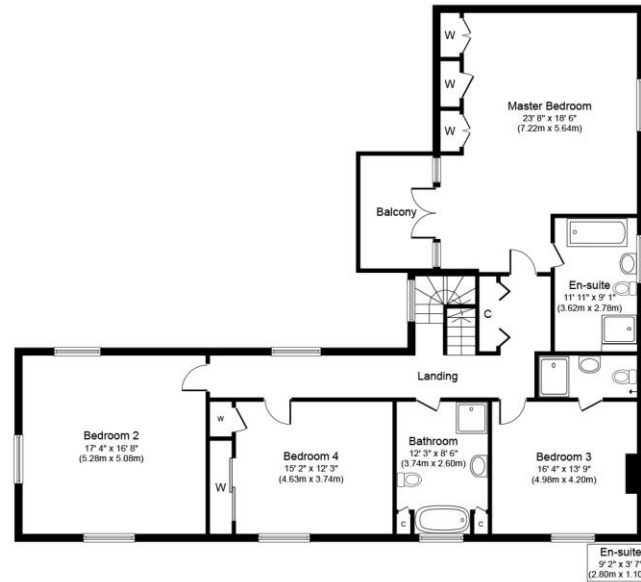
**Outbuilding**  
**Approximate Floor Area**  
**329 sq.ft.**  
**(30.6 sq.m.)**



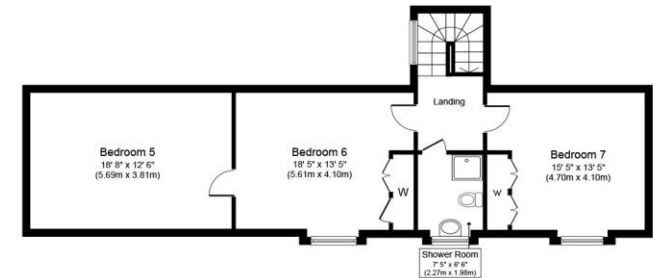
**Outbuilding**  
**Approximate Floor Area**  
**2,415 sq.ft.**  
**(224.3 sq.m.)**



**Ground Floor**  
**Approximate Floor Area**  
**1,992 sq.ft.**  
**(185.1 sq.m.)**



**First Floor**  
**Approximate Floor Area**  
**1,532 sq.ft.**  
**(142.4 sq.m.)**



**Second Floor**  
**Approximate Floor Area**  
**774 sq.ft.**  
**(71.9 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.



