



DAVID
BURR

MOREVES MANOR, BADLEY ROAD,
GREAT WALDINGFIELD



MOREVES MANOR, Badley Road, Great Waldingfield, Suffolk

A characterful detached farmhouse with beautiful open views, swimming pool, summerhouse and extensive grounds measuring approx. 2.65 acres.

Sudbury - 3 miles, Bury St. Edmunds - 16 miles both with commuter link to London Liverpool Street Station.

- Detached Grade II listed Farmhouse dating back to the 14th Century
- Original period features
- Four reception rooms
- Five/Six bedrooms
- Four/Five bathrooms
- AGA Kitchen/breakfast room with substantial larder/pantry
- Boot room
- Superb open countryside views
- Beautiful gardens with orchard, mature trees and open lawns
- Recently installed heated swimming pool
- Summer house with open views, sauna, shower room and cloakroom
- Storage barn
- Double cartlodge
- Ample parking
- Wildlife pond
- Secluded rural location
- **In all about 2.65 acres (sts)**



LOCATION

Great Waldingfield is an attractive village with pub, post office/shop, garage, primary school and parish church. It lies about 3 miles north of the historic market town of Sudbury with its comprehensive range of amenities including a commuter rail link to London Liverpool Street Station. The larger market towns of Bury St. Edmunds and Colchester are approximately 16 miles distant, the latter with a main line station to London Liverpool Street.

THE PROPERTY

A substantial Grade II listed detached farmhouse situated in a rural location with a deep sense of history and which is thought to date back to the late 14th/early 15th century. The property contains accommodation over three levels and displays a number of original period features including exposed timbers, brickwork, wattle and daub and vaulted ceilings as well as fine inglenook fireplaces. On the ground floor, extensive living accommodation includes a snug/study, a dining room with fireplace, open-plan AGA kitchen/dining/living room and an additional hobbies room/playroom. Also on the ground floor is a substantial larder and boot room adjacent as well as a bathroom. Upstairs two separate staircases serve five bedrooms (the principal suite with en-suite and a further en-suite cloakroom to bedroom 2) and family bathroom. On the second floor is a further double bedroom with living space adjacent. The gardens are a genuine delight and include open expanses of lawn with an ornamental pond, a high-quality, recently installed heated swimming pool and a summerhouse with sauna and shower room.

POSTCODE: CO10 0RY

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000). **COUNCIL TAX BAND:** E

AGENTS NOTES

The property is Grade II listed and thought to date back to around 1395 with subsequent alterations and improvements.

WHAT3WORDS: baker.comment.worlds



MAIN HOUSE

PORCH: Oak framed porch with herringbone brick floor, fitted bench and a solid oak front door leading to:-

ENTRANCE HALL: With sisal flooring, space for coats and shoes and a staircase rising to first floor. Four panel wooden door leading to:-

STUDY/SNUG: 15'1" x 14'2" (4.60m x 4.32m) An attractive dual aspect room with sash windows and a central mellow red brick chimney breast with inset wood burning stove situated on a slate tile hearth. Bespoke fitted storage to each side.

AGA KITCHEN/BREAKFAST ROOM: 19'3" > 13'1" x 18'10" (5.86m > 4.00m x 5.75m) With solid oak parquet flooring and with a recently upgraded kitchen completed in 2021 with a matching range of base and wall level units with polished Quartz worksurfaces incorporating a double-width Shaws butler sink with deVOL mixer tap over and drainer to side. Electric AGA range cooker with dual hot plates and an additional Siemens induction hob. Fitted appliances include an integrated Bosch dishwasher, NEFF electric combination oven and space and plumbing for a washing machine. Extensive storage including large pan drawers, hidden refuse compartment and ample cupboard space. Door opening onto boiler cupboard with further storage and open studwork leading to:-

LIVING ROOM: 20'7" x 19'5" > 15'3" (6.27m x 5.91m > 4.65m) A beautiful open-plan area with solid oak floorboards and exposed timbers. In part is an impressive 20'8" high vaulted ceiling and large windows allowing for plenty of natural light with a wonderful outlook across the gardens and onto neighbouring countryside and towards Little Waldingfield parish church. Elevated Jotul wood burning stove situated on a herringbone brick hearth with oak bressumer beam over. Double doors opening onto terracing.

LARDER: A particularly useful space with a brick floor, exposed timbers and space for a refrigerator/freezer. Wall mounted shelving.

BOOT ROOM: 12'4" x 8'1" (3.75m x 2.47m) With exposed brick flooring, skylight and door leading onto a pathway to the side of the property.

HOBBIES ROOM: 18'3" x 13'2" (5.56m x 4.02m) With sisal flooring, mullion window and a dual aspect outlook. Understairs storage cupboard and exposed beams.

BATHROOM: 9'8" x 9'7" (2.94m x 2.92m) With pine thumb latch door, vaulted ceiling with exposed timbers and containing a wood panelled bath with mixer tap and shower attachment over, WC and a pedestal wash hand basin.

DINING ROOM: 19'2" x 16'6" (5.83m x 5.04m) A versatile reception room with exposed timbers and a dual aspect with a sash window and double doors opening onto terracing. Solid oak floorboards and a central Jotul wood burning stove situated on a brick tile hearth with an oak bressumer beam over. Ample space for a large dining table and chairs.

First Floor

The first floor of the property is accessible via two separate staircases.

LANDING: With further staircase rising to second floor, sisal flooring and doors leading to:-

BEDROOM 1: 19'2" x 16'7" (5.85m x 5.05m) An impressive principal suite with exposed timbers and an attractive outlook over the mature trees to the front. Pretty cast iron Victorian fireplace exposed beams and a door leading to:-

EN-SUITE: Containing a bath with a shower over, WC and a vanity suite.

BEDROOM 2: 15'2" x 13'2" (4.62m x 4.01m) A particularly bright dual aspect room with sash windows on both sides and containing a cast iron Victorian style fireplace. Floor-to-ceiling fitted wardrobes and a door leading to:-

EN-SUITE CLOAKROOM: Containing a WC and a vanity suite as well as a chrome heated towel rail.

BEDROOM 3: 19'0" x 12'6" (5.79m x 3.81m) A charming room with vaulted ceiling, exposed timbers and a low level door connecting to bedroom 5.

BATHROOM: 10'1" x 7'9" (3.08m x 2.37m) With exposed floorboards and a tongue and groove panel bath with mixer tap and shower over. WC, vanity suite with tiled splashback and corner storage unit. Cast iron fireplace.

SECOND LANDING: Accessible from a staircase from the kitchen/breakfast area.

BEDROOM 5: 14'11" x 14'0" (4.54m x 4.26m) With sisal flooring, vaulted ceiling and exposed timbers. Incredible exposed original wattle and daub.

BEDROOM 6: 14'2" x 10'5" (4.31m x 3.17m) A versatile room which could be utilised as a laundry room (as it currently is) and with a vaulted ceiling and open studwork over the living room.

Second Floor

BEDROOM 4: 23'0" x 12'0" (7.00m x 3.67m) Arranged into two main parts with plenty of room for a double bed at one end and living space at the other.

Outside

The property is approached via a sweeping pebble driveway which leads to a generous area of parking which is enclosed by a number of mature trees. Accessible from the driveway is the:-

CARPORT: 21'9" x 16'0" (6.64m x 4.88m) Providing additional sheltered parking.

To the rear of the property is a particularly generous plot which includes open expanses of lawn and a stone paved terrace adjacent to the property itself. Within the lawns is an attractive pond which lies within the shade of a mature weeping willow. The rear portion of the garden is enclosed by a post-and-rail fence which would cater for buyers with a wish to keep ponies or livestock.

Within the grounds is a wonderful outbuilding:-

SUMMERHOUSE: 15'0" x 12'4" (4.57m x 3.76m) Of brick construction beneath a peg tile roof, the summerhouse provides additional guest accommodation with a Scandinavian feel with wood cladding and floorboards and a wood burning stove. Of particular note is the **SAUNA** with a **SHOWER ROOM** and **CLOAKROOM** adjacent. Large windows provide beautiful open countryside views.

STORAGE BARN: 22'3" x 14'8" (6.78m x 4.48m) With power and light connected and containing the air source heat pump which heats the swimming pool.

SWIMMING POOL: Installed by the current owners in 2021 to a particularly high standard with a retractable safety cover surrounded by stone tiles.

In all, about 2.65 acres (sts).

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. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

SERVICES: Shared main water and main electricity. Private drainage. Oil fired heating by radiators. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Exempt.

TENURE: Freehold.









