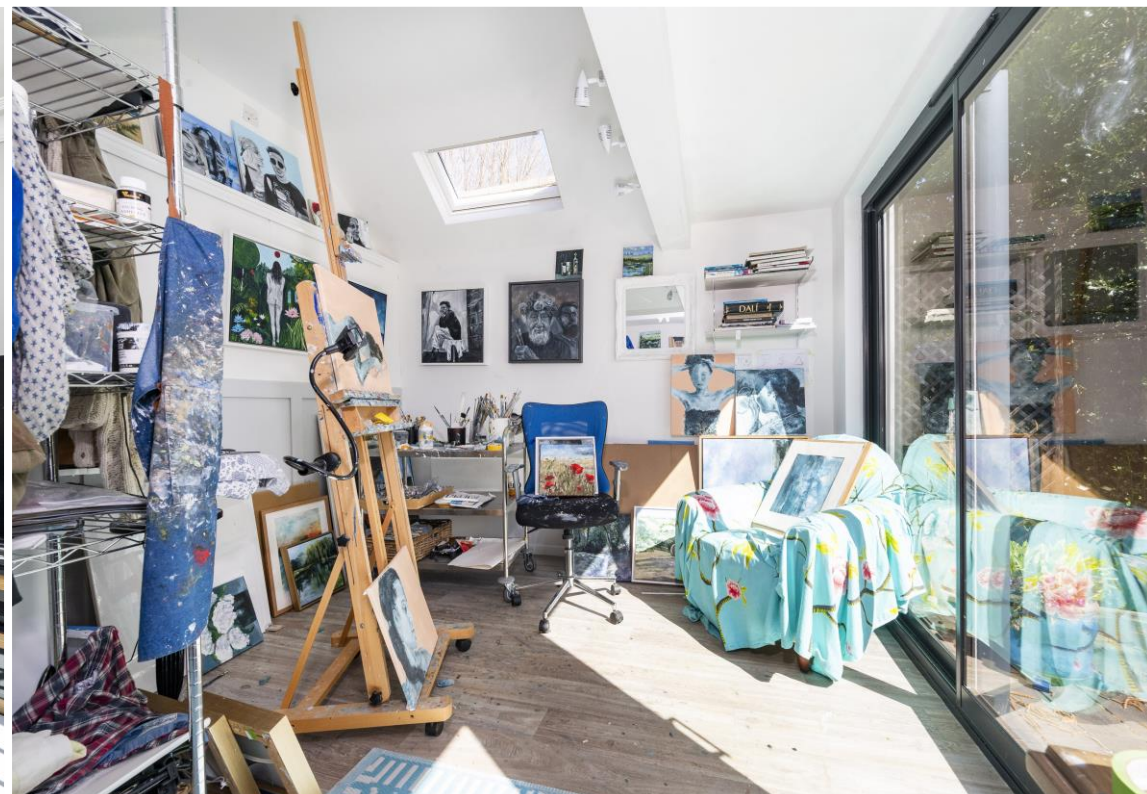




St Mary House
Polstead, Suffolk

DAVID
BURR



St Mary House, Polstead Hill, Polstead, Colchester, Suffolk, CO6 5AH

Polstead is located in a particularly sought-after area along the Essex/Suffolk borders, on the north side of the Stour Valley and surrounded by gently sloping countryside. The nearby market towns of Hadleigh 5 miles and Sudbury 9 miles provide a wide range of recreational, educational and shopping amenities and the village itself benefits from a village shop and public house. There is ready access to Colchester (9 miles) which provides direct to London Liverpool Street Station.

Occupying an unrivalled setting at the foot of Polstead Hill is a three bedroom (two en-suite) detached unlisted property, perfectly positioned for the centre of the village and lying within the Dedham Vale Area of Outstanding Natural Beauty. One of the region's most prominently set and aesthetically striking individual residence, the property has benefitted from a comprehensive programme of improvement and enhancement by the current owners, particularly well set within its 0.44-acre grounds and with many rooms enjoying a dual, if not triple aspect. Offering an accommodation schedule arranged via two distinctive ground floor reception rooms, the design is in the Georgian style with multiple sash window ranges and landscaped, well-established gardens. Further benefits to the property include a double garage, secure gated private parking, established gardens and walking distance access to the centre of the village with its pub, community shop and some of the finest countryside walks and public footpaths within the region.

A striking three bedroom (two en-suite) detached village property enjoying an outstanding position, set adjacent to Polstead pond and further benefitting from a double garage, gated private parking and a total plot size of approximately 0.44 acres.

Detailed timber door opening to:

ENTRANCE HALL: 20' 4" x 6' 4" (6.22m x 1.94m) A linear entrance hall with dado rail, staircase off with useful understairs storage recess and stripped LVT wood effect flooring. Door to:

SITTING ROOM: 22' 2" x 16' 9" plus bay (6.75m x 5.11m) An elegant reception room affording a triple aspect with bespoke, handmade double glazed, timber framed sash windows to front, side and rear with a timber framed door with glazing bars opening to the rear terrace and gardens beyond. The focal point of the room is a central fireplace with detailed surround, mantle over and inset grill. Parquet flooring, patterned cornicing and affording a wealth of natural light with unspoilt access across the gardens and landscape beyond.

DINING ROOM: 17' 5" x 11' 11" (5.33m x 3.64m) Enjoying a direct, open link with the kitchen/breakfast room with aluminium framed panel glazed door to the side terrace and sliding patio door opening to the rear terrace and gardens beyond. Stripped wood effect LVT flooring throughout and garden room area to rear enjoying a striking aspect across the rear gardens.

KITCHEN/BREAKFAST ROOM: 23' 10" x 12' 3" (7.27m x 3.75m) Fitted with an extensive range of bespoke, handmade solid wood base and wall units with quartz preparation surfaces over. Ceramic single sink unit with vegetable drainer to side, mixer tap above and aluminium framed window to rear affording an unspoilt aspect across the gardens. The kitchen provides space for a four door Rangemaster oven with five ring induction hob over and extraction above, dishwasher and combination fridge/freezer. The kitchen units comprise a range of soft close cutlery drawers, deep fill pan drawers, fold out carousel corner units and shelving

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units. Further enhanced by a quartz topped central island with power points, further base level storage and space for use as a breakfast bar. Continuing through the kitchen is further enhanced by full height larder store with roll out units and sensor lighting, further full height store room with sensor lighting and internal shelving and store room housing oil fired boiler. A hidden study area is positioned adjacent to the boiler store providing versatile, tucked away office space.

UTILITY ROOM: 11' 9" x 5' 10" (3.59m x 1.79m) Fitted with a matching range of shaker style base units with composite preparation surfaces over and tiling above. Painted feature brick work, Lamona single sink unit with hot and cold tap over and space and plumbing for washing machine and dryer. Stripped wood effect flooring and half height obscured panel glazed door to outside. Further door to:

STUDIO: 14' 4" x 10' 1" (4.37m x 3.08m) Set to the rear of the property with velux window to side, panel glazed, aluminium framed sliding patio door with access to the raised decked terrace and picture window overlooking the gardens. LED lighting, half height wall panelling and wall heater.

CLOAKROOM: 6' 1" x 2' 11" (1.86m x 0.90m) Fitted with WC, wall hung wash hand basin and obscured glass window to side.

First floor

LANDING: 12' 10" x 6' 3" (3.93m x 1.91m) With timber framed, double glazed sash windows to front, door to linen store housing water cylinder with useful fitted shelving and further door to store room with attached hanging rail and useful fitted shelving. Hatch to loft and door to:

BEDROOM 1: 15' 3" x 10' 0" (4.65m x 3.05m) With timber framed, handmade double glazed sash window to rear affording views across the gardens. Door to:

EN-SUITE SHOWER ROOM: 7' 7" x 6' 3" (2.32m x 1.91m) With marble styled tiling and fitted with ceramic WC, wash hand basin within a fitted base unit and fully tiled separately screened shower with Aqualisa shower attachment. Wall mounted heated towel radiator, LED spotlights and sash window to front with plantation shutters.

INNER HALL: 11' 9" x 3' 2" (3.60m x 0.97m) Creating a partition which can be incorporated into bedroom two or creating an independent walkway, if so required, with sash window to front affording views across Polstead pond. Opening to:

BEDROOM 2: 13' 2" x 11' 9" (4.03m x 3.59m) With sash window to rear affording views across the gardens, fitted wardrobes and door to:

EN-SUITE BATHROOM: 9' 11" x 8' 0" (3.04m x 2.46m) Principally tiled and fitted with ceramic WC, wash hand basin within a floating curved unit, walk-in one and a half width shower with mounted and handheld shower attachment and corner bath with shower attachment. Wall mounted heated towel rail, obscured glass sash window to rear and LED spotlights.

BEDROOM 3: 16' 9" x 10' 0" (5.10m x 3.05m) Affording a triple aspect with sash windows to front, side and rear with fitted wardrobes and attached hanging rail.

Outside

Centrally positioned within its plot, the property is approached via a shingle driveway with twin five bar gates and direct access to the:

DOUBLE GARAGE: 22' 10" x 19' 10" (6.96m x 6.05m) With two sets of twin hinge doors to front, light and power connected and door to outside.

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Flanked by lawn on all sides with mature silver birch trees, a picket fence line and established hedge line border. Particularly well-framed behind distinctive brick elevations, gated side access opens to a side terrace with covered pond incorporating a water feature, both fledging and mature trees beyond and a wealth of mature beds, dense planting and vibrant perennial and evergreen flowers and shrubs. A raised decked terrace is ideally placed for the south facing rear aspect with neatly maintained box hedging, stream bordering the periphery of the grounds and bamboo to rear. A private, well-defined garden offering considerable privacy with a breath of planting, established borders and occupying a unique position within this historic village.

TENURE: Freehold

SERVICES: Mains water, private drainage and electricity are connected. Oil fired heating. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Pending report. A copy of the energy performance certificate is available on request.

WHAT3WORDS: ///trains.backtrack.butter

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

BROADBAND: Up to 80 Mbps (Source Ofcom).

MOBILE COVERAGE: EE, Three, O2 & Vodafone (Source Ofcom).

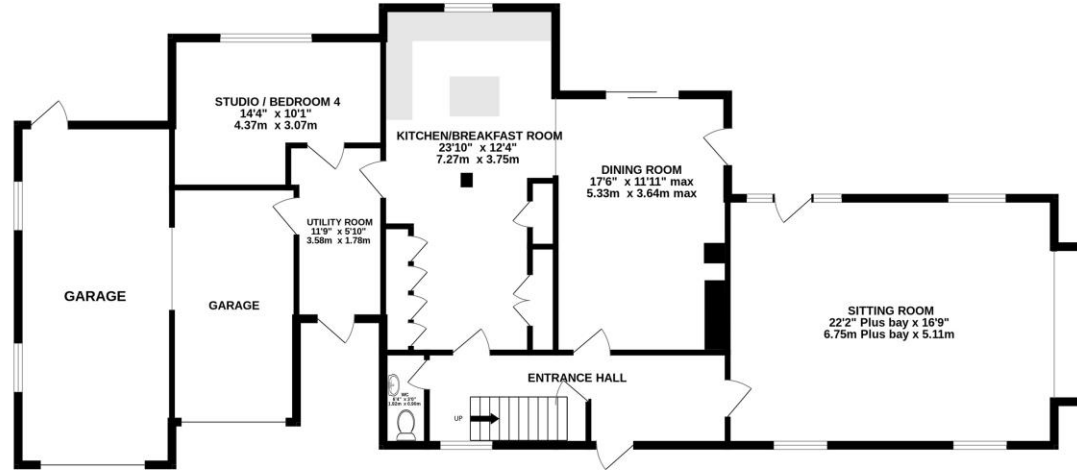
VIEWING: Strictly by prior appointment only through DAVID BURR.

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.



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GROUND FLOOR
1584 sq.ft. (147.2 sq.m.) approx.



1ST FLOOR
763 sq.ft. (70.9 sq.m.) approx.



TOTAL FLOOR AREA: 2347 sq.ft. (218.0 sq.m.) approx.
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