

DAVID
BURR



Old School House

Hundon, Suffolk

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North Street, Hundon, Suffolk CO10 8ED

This charming and individual Grade II listed former school house is situated in the heart of the village backing onto the church, convenient for local amenities. Originally dating back to 1640 the property is understood to have been the village school from about 1700 and has retained many original period features with exposed beams and fireplaces, offering a spacious and flexible layout over four storeys. To the rear the detached former school building lends itself to a variety of different uses as a home office or potentially an annexe.



- A charming and individual Grade II listed former school house
- Situated in the heart of the village and backing onto the Church
- Original period features
- Home office/annexe



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INTERIOR

ENTRANCE LOBBY with quarry tiled floor and door into the DRAWING ROOM A charming and well proportioned room featuring a brick open fireplace, exposed beams and flooring, leaded light windows to the front. DINING ROOM Another charming room featuring an inglenook fireplace with wood burning stove and bressumer above, cupboard to the side, exposed beams and floorboards. KITCHEN Fitted with a range of units under wooden worktops with a Belfast sink inset. Appliances include a double oven range cooker and plumbing for a dishwasher. Quarry tiled flooring and open studwork leads through to the BREAKFAST ROOM A delightful double aspect room with glazed door opening to the garden. REAR LOBBY With additional door leading to the rear. UTILITY ROOM Space for further appliances with wash hand basin.. BATHROOM comprising a free-standing bath with shower attachment, pedestal sink unit, WC and oak floor. CELLAR A useful area for storage.

FIRST FLOOR

BEDROOM 1 An impressive double bedroom. CLOAKROOM with wash hand basin and WC. BEDROOM 2 Featuring exposed beams with outlook to the front and a walk-in Dressing Room. BATHROOM Fitted with a WC, wash hand basin, bath with shower over.

SECOND FLOOR

BEDROOM 3 A light double aspect room with exposed beams and storage cupboard. BEDROOM 4 Another light vaulted double aspect room with rooftop and church views, exposed beams and storage cupboard.

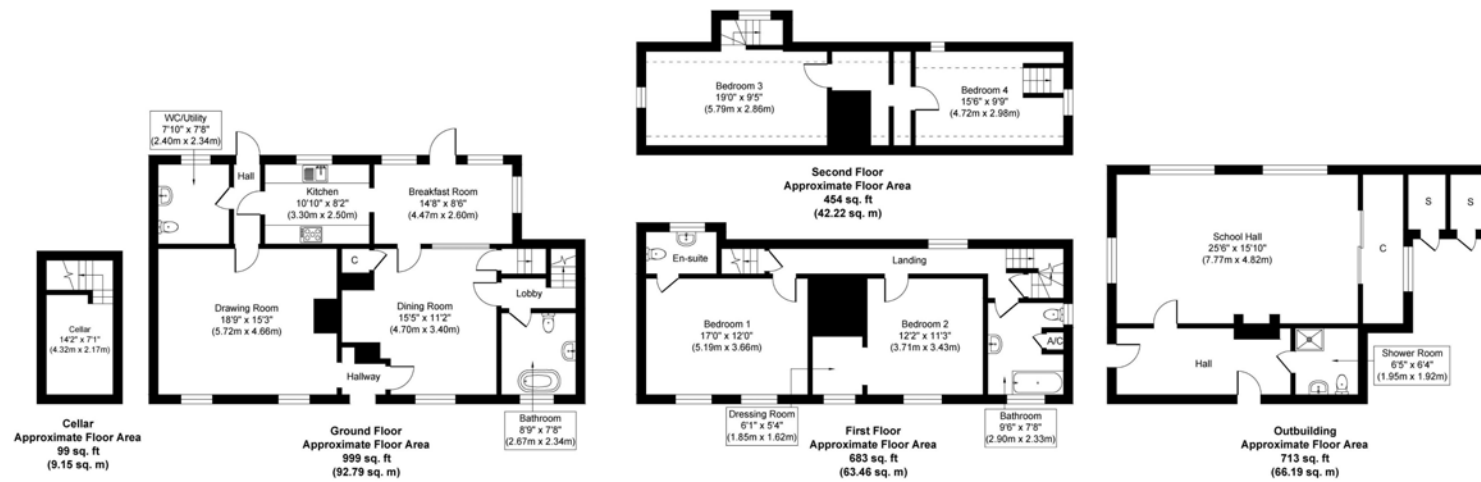


EXTERIOR

The property sits in a prominent position in the heart of the village just a short walk from the local amenities. Double gates lead to a parking area to the side and in turn lead to SCHOOL HOUSE Formerly the village's Sunday School this substantial detached Victorian building is currently used as a library and home office enjoying the spectacular backdrop of the church whilst offering the potential for a variety of different uses, subject to the necessary consents. The rear gardens are an asset to the property enjoying a great deal of privacy with meandering pathways surrounded by mature shrub beds and borders incorporating climbing roses and an apple tree and two brick sheds. Predominantly walled and enjoying a southerly aspect, the gardens are ideal for Al Fresco entertaining with a variety of paved seating areas whilst a gate leads onto a network of countryside walks beyond.



Floorplan



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.

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Hundon, Suffolk

Hundon is a popular village offering a public house, parish church, village shop, and primary school. The historic small town of Clare is about 3½ miles to the south and provides a good range of everyday amenities, while Haverhill (7 miles) and Sudbury offer a wider selection of shops and leisure facilities.



Material Information

SERVICES: Mains water and mains drainage. Mains electricity connected. Gas-fired heating. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council, West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU. Telephone: 01284 763233.

COUNCIL TAX BAND: F. £3,396.57 per annum.

PROPERTY POSTCODE: CO10 8ED.

TENURE: Freehold.

CONSTRUCTION TYPE: Timber frame.

COMMUNICATION SERVICES: (Source Ofcom);

Broadband: Yes. Speed up to 80 mpbs download, up to 20 mpbs upload. Telephone Signal: Yes.

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or telephone services by visiting <https://checker.ofcom.org.uk/>.

SUBSIDENCE HISTORY: None.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

ASBESTOS/CLADDING: None Known

RESTRICTIONS ON USE OR COVENANTS: None known.

FLOOD RISK: None.

ACCESSIBILITY ADAPTIONS: None.

VIEWING: Strictly by prior appointment only through DAVID BURR.

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