



Hawstead Hall

Hawstead, Bury St. Edmunds, Suffolk

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A handsome Victorian property positioned within wraparound grounds of over 2 acres with far-reaching views.

Hawstead Hall is an impressive Victorian family home found in an elevated setting with stunning far-reaching views, positioned within over 2 acres of wraparound gardens with a number of useful outbuildings conveniently placed for access to Bury St Edmunds.



5 RECEPTION ROOMS



4 BEDROOMS



3 BATHROOMS



NUMBER OF USEFUL BUILDINGS



2.2 ACRES



FREEHOLD



RURAL EDGE OF VILLAGE



3,992 SQ FT - 8,190 SQ FT



GUIDE PRICE £1,475,000



The property

Dating from the 19th century and surprisingly not listed, Hawstead Hall is an impressive Victorian family home positioned in an elevated setting with spectacular far-reaching views over a delightful valley. The property offers almost 4,000 sq ft of light, flexible accommodation arranged over two floors, and beautifully combines modern amenities with a wealth of original features. With high ceilings, attractive fireplaces and period details throughout, the property has been recently renovated - including a new roof - and is presented to a wonderfully high standard.

Configured to provide ideal space for family life, the ground floor accommodation flows from an impressive central reception hall and comprises four spacious reception rooms, including a dual aspect sitting room, a spacious drawing room with a feature fireplace, useful study and reading room. The open-plan kitchen/dining/family room is an impressive space offering further reception space; the kitchen is fitted with a range of bespoke units including a large central island, an AGA and modern integrated appliances,

whilst the dining room provides the ideal space for family entertaining with a set of French doors opening to the gardens. Completing the ground floor is a useful utility room, a cloakroom and a boot room with doors opening to the rear gardens. There is also a cellar which is accessed via the reception hall.

The first floor provides four spacious bedrooms, two of which benefit from en suite facilities and dressing rooms. All bedrooms enjoy far-reaching views over the surrounding countryside. A family bathroom and an additional walk-in closet complete the internal accommodation.

Outbuildings

Lying to the west of the house are a range of versatile outbuildings. Comprising a double carport, large barn with 3 stables/stores and tack room, an 'American Barn' with 4 further stables and covered yard, a Games Room/Workshop barn, and further covered barn/garaging store. All the outbuildings offer potential for conversion to ancillary accommodation, subject to the necessary consents.



Outside

Hawstead Hall occupies a wonderful, elevated setting approached over a sweeping tarmac and gravel tree-lined driveway, leading to an area of parking with access provided to the outbuildings and garaging. The main gardens wraparound the house and feature gently sloping lawns with terraces to the east and west, ideal for al fresco dining and entertaining. Interspersed with a variety of specimen trees, including mature cedar, horse chestnuts, yew, sweet chestnut and lime. The gardens to the rear of the house feature a productive vegetable bed, trained blackberry bush stand, with green house and composting and storage clamps.

The main paddock lies south of the property and is enclosed by both Beech hedging and post and rail fencing with a water supply; the foot of the paddock adjoins the River Lark. There is a further paddock ideal as a holding area, adjoining the outbuildings and yard. Of course, without horses one could incorporate the paddocks into the main gardens.

Location

Found in a beautifully elevated setting, conveniently placed for access to Bury St Edmunds, the property is approximately 3 miles south of the popular town, lying between the villages of Nowton and Hawstead. The sought-after, historic market town of Bury St Edmunds offers comprehensive facilities including an excellent range of amenities, with schooling in both private and public sectors, extensive independent and national chain shopping facilities and a wide range of leisure facilities, including health clubs, swimming pools and golf clubs. The University City of Cambridge is approximately 29 miles away via the A14, and the railway station at Bury St Edmunds offers branch line trains to both Cambridge and Ipswich, towards London's Kings Cross and Liverpool Street respectively.

Schooling: There are excellent local schools in both the public and private sector including Old Buckenham Hall, South Lee Primary, Finborough, Culford, Ipswich School, Framlingham College and St Joseph's College.



Distances

- Bury St. Edmunds 3 miles
- Newmarket 20.3 miles
- Cambridge 34.6 miles

Nearby Stations

- Stowmarket - mainline
- Cambridge North - mainline

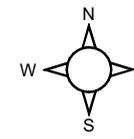
Key Locations

- Ickworth House & Park
- Lavenham
- Historic Bury St. Edmunds

Nearby Schools

- Culford School
- St. Benedict's Catholic School





The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

Main House internal area 3,992 sq ft (371 sq m)
 Outbuilding internal area 4,198 sq ft (390 sq m)
 Total internal area 8,190 sq ft (761 sq m)
 For identification purposes only.

Directions

IP29 5NH
 what3words: ///vertical.essay.listed

General

Local Authority: West Suffolk District Council

Services: Mains water and electricity services are connected. Oil-fired central heating. We understand that the private drainage at this property may or may not comply with the relevant regulations. Further information is being sought.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: D

Agent's note: There is a permanent right of way for the owner of Hawstead Hall; providing access through the northern boundary from the road across a driveway found to the side of neighbouring Bull Hill Cottage.

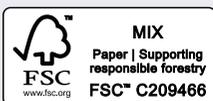
Planning: There is currently an approved planning permission in relation to the outbuilding that sits adjacent to the main house. This is under reference DC/24.1575/HH. Copies of the planning consent and accompanying plans are available from the planning department of the West Suffolk District Council or the vendor's agent. Prospective purchasers are advised that they should make their own enquiries of the local planning authority.

Suffolk

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