



THE OLD RECTORY

WOOLPIT, SUFFOLK

JACKSON-STOPS 

**THE OLD RECTORY, RECTORY LANE, WOOLPIT
BURY ST EDMUNDS, SUFFOLK, IP30 9QP**

GUIDE PRICE £1,295,000

A HANDSOME AND BEAUTIFULLY PRESENTED
FORMER RECTORY, SET IN PRIVATE MATURE
GARDENS AND GROUNDS OF 1.2 ACRES, IN A
TUCKED AWAY SETTING JUST OFF THE VILLAGE
CENTRE.



DISTANCE

BURY ST EDMUNDS 8 MILES

STOWMARKET 6 MILES

CAMBRIDGE 34 MILES

IPSWICH 18 MILES

GROUND FLOOR

- Entrance Hall
 - Drawing Room
 - Sitting Room
 - Dining Room
 - Kitchen/Breakfast Room
 - Boot Room/Utility
 - Study
 - Cloakroom
-

FIRST FLOOR

- Master Bedroom with Dressing Area & En-Suite
 - Six Further Bedrooms
 - Two Further Bath/Shower Rooms
-

OUTSIDE

- Driveway & Parking
- Double Garage
- Summer House/Storeroom
- Workshop & Store
- Gardens & Grounds
- In all about 1.21 Acres (sts)



THE PROPERTY

A beautifully presented Grade II listed former rectory believed to date back to the early c16th with alterations in the c19th and early c20th. Presenting Woolpit white gault brick elevations under plain tile roofs with diagonally set square shaft chimneys, this timber framed house has substantial and generously proportioned accommodation of over 4,700 sq ft arranged over two floors. This impressive family home has been subject to a full programme of improvement, updating and modernisation throughout. The programme of works includes updated wiring and plumbing with a double tank pressurised water system, a new kitchen and all new bathrooms.

A stained-glass entrance door leads into a reception hall, which has a combination of pamment flooring and floorboards and features the main staircase leading to the first floor with cupboard under and doors lead to the accommodation and a rear lobby with a back door to the garden. The large, impressive drawing room enjoys a south facing bay window to the side and a full height window to the front and features a brick open fireplace with surround, mantle and a painted brick hearth and exposed floorboards. The sitting room features French doors to the front aspect, has an open fireplace with surround, mantle and tiled hearth, part panelled walls and exposed floorboards. The imposing dining room features a large bay window overlooking the rear garden, fireplace with surround, mantle and tiled hearth, housing a wood burning stove with bi-fold doors, exposed floorboards and fitted shelving. The inner hall has a tiled floor and features the second staircase leading to the first floor. Doors lead to a fabulous kitchen/breakfast room fitted with a comprehensive range of base and eye level units and large central island with granite worksurfaces and many integrated appliances including a two ovens and two warming drawers, fridge, dishwasher, induction hob & single wok gas fired hob, Quooker tap and a walk-in pantry with shelving. There are windows to the front and side aspects and open studwork leads into the breakfast area, which has a tiled floor and a window to the front aspect. The utility/boot room is a good size is to fitted with a sink and several units, has a large walk-in store and doors to the north and south, leading to the garden. Continuing on the ground floor there is a cloakroom fitted with a wash basin inset into a granite worktop with cupboards and drawers under, low level wc, tiled floor and a window to the rear. There is also an study leading off the front hall, which has French doors to the garden, a window to the side aspect and exposed floorboards.



On the first floor the landing, which has an airing cupboard and a linen cupboard, leads to seven double bedrooms with the master having fitted wall-to-wall wardrobes, a dressing area and an en-suite. There are two further family bath/shower rooms.

OUTSIDE

The property is approached over a gravel driveway leading to a front and side area of gravel parking and onto a double garage with power and light. The remainder of the front gardens are predominantly laid to lawn with flower and shrub borders immediately to the front of the house and many mature trees and a side terraced area. The rear gardens are predominantly laid to lawn with an abundance of mature trees, shrubs and flower beds including apple, plum, quince, fig and cherry. There is a large terrace abutting the rear of the house, ideal for alfresco dining, and there is also an integral workshop and gardener's lavatory. At the rear of the garden there is a summer house/store and there is fencing to the rear boundaries. In all the delightful gardens extend to 1.21 acres (sts) and enjoy a high degree of privacy.

LOCATION

The Old Rectory stands in a most pleasant tucked away position along Rectory Lane beside the church, just a 'stone's throw' from the village centre and close to the tennis club & cricket club. Woolpit has a thriving and well-appointed community and benefits from a primary school, co-op village stores, post office, health centre, village pub/restaurant, garden centre, café, fish & chip shop, fuel station with store and lies just 8 miles to the east of Bury St Edmunds and 6 miles to the west of Stowmarket where there is a mainline rail station, which has a regular service to London's Liverpool Street, taking approximately 80 minutes.

More comprehensive facilities are available in the historic cathedral town of Bury St Edmunds, which offers an excellent range of amenities with schooling in the public and private sectors, extensive shopping facilities and a good range of leisure facilities including health clubs, swimming pools and golf clubs. Cultural amenities include the beautiful Georgian Theatre Royal and The Abbey Gardens.

The international airport at Stansted is about 60 miles away and in addition to air services there is an express train service to London.



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

DIRECTIONS

From Bury St Edmunds head east on the A14 taking the Woolpit/Elmswell exit. Proceed into the village of Woolpit and take the right turn just beside the church and after a short distance The Old Rectory will be found on the right.

PROPERTY INFORMATION

Services Mains water, electricity and drainage.

Oil fired central heating.

Local Authority Mid Suffolk District Council

Council Tax Band G

Tenure Freehold

Broadband Ofcom states speeds available of up to 80Mbps

Mobile Signal/Coverage Yes - Varies depending on network provider. Please visit www.ofcom.org.uk to check availability.

Viewing Only by appointment with Jackson-Stops.

Tel. 01284 700535





Rectory Lane, Woolpit, Bury St. Edmunds

Approximate Area = 4713 sq ft / 437.8 sq m

Limited Use Area(s) = 43 sq ft / 4 sq m

Garage = 323 sq ft / 30 sq m

Workshop = 150 sq ft / 13.9 sq m

Total = 5229 sq ft / 485.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nīche.com 2025. Produced for Jackson-Stops. REF: 1345703



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