



HILL FARM
THORPE MORIEUX, BURY ST EDMUNDS, SUFFOLK

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TOTAL APPROX. FLOOR AREA 4,836 SQ FT / 449 SQ M

A fantastically positioned, non-listed country house in an idyllic and secluded setting with the added benefit of a swimming pool, 2-bedroom cottage, party barn and an array of useful outbuildings



DISTANCES

- Lavenham - 4 miles
- Bury St Edmunds – 12 miles
- Stowmarket – 11 miles

FEATURES

- Period country house meticulously restored to exacting standards & immaculately presented
- The property which extends to approximately 4,836 sq ft of accommodation inc:-
- Hall, drawing room, dining room, boot room & study
- Fabulous open plan kitchen/breakfast room with adjoining sitting room & rear lobby
- 5 bedrooms + dressing room
- 4 bathrooms (inc 3 en suites)
- Cottage (self-contained annexe) open plan sitting/ kitchen/dining room, 2 bedrooms & bathroom
- Party barn with kitchenette, shower/wc
- Swimming pool
- Barn with Loose boxes
- Other useful outbuildings
- 3 bay cart lodge, garage & ample parking
- Secluded & tranquil gardens
- Paddocks & manege
- In all about 20 acres
- Solar panel array



THE PROPERTY

Standing in a wonderful tranquil setting, Hill Farm enjoys an elevated position on the outskirts of the village of Thorpe Morieux.

Hill Farm is believed to date back to the 17th Century and over that time has been completely renovated and extended to provide a fabulous family home. In recent years the property has been meticulously cared for and provides a fantastic opportunity for a lifestyle buyer.

The accommodation flows from the hall to a staircase which leads up to a large landing. The ground floor accommodation comprises a wonderful drawing room with two attractive bay windows, built-in cupboards and wood burner, together with a dining room with fantastic open fireplace. There is also a study, boot room, utility room and cloakroom. The inner hall gives access to the fantastic kitchen/breakfast room through to a rear lobby and sitting room, which gives spectacular views over the gardens and grounds of Hill Farm. The kitchen and utility units are made by Plain English.

The first floor presents a sumptuous master bedroom suite with bedroom, dressing room and bath/shower room. There are four further bedrooms (two en-suite), a useful dressing room and family bathroom.

The property benefits from underfloor heating in the hall through the limestone tiling.



OUTSIDE

Hill Farm is approached via automatically controlled wooden gates giving access to the garage and a large parking area to the side of the house. A further driveway continues down the side of the house flanked by paddocks to one side and cottage (annexe) and barn to the other. Adjacent to the house is a party barn with kitchenette, wc/shower room. From here access is given to the fabulous swimming pool, which is heated by an air source heat pump and retained by low brick walls.

The cottage annexe comprises an open plan kitchen/dining/sitting room with two bedrooms and a bathroom. There is a large barn (7.2 mtrs x 23 mtrs) which currently houses 4 loose boxes. Attached to this barn is a tack room, 3-bay cart lodge and pool room for the swimming pool equipment. There is also a useful array of further outbuildings.

The gardens and grounds at Hill Farm need to be seen to be appreciated and really complement the country house well and include an array of formal gardens including a sunken garden with retained wall. There are post and rail paddocks and a manege. In all the gardens and grounds approach approximately 20 acres.



LOCATION

Hill Farm is located on the edge of the small rural village of Thorpe Morieux, close to the popular village of Lavenham which is home to many medieval properties. Lavenham is very well serviced with a wide range of amenities including post office, butchers, bakers, general grocers, pharmacy, antique shops, tea shops and galleries. There is also a wide range of cafes, restaurants, pubs and hotels.

Hill Farm is equidistance between the market towns of Bury St Edmunds, Sudbury and Stowmarket (the latter having a high-speed rail link into London Liverpool Street) and is also 2½ miles away from Old Buckenham Hall Prep School which is rated one of the top five UK prep schools by Tatler.

DIRECTIONS (IP30 0NL)

From the A134 take the Lavenham turning onto the A1141. Proceed with the watermill on your right-hand side and take the left turning signposted to Thorpe Morieux. Continue down the hill and turn left at the signpost. Continue for approximate 2½ miles where the entrance to Hill Farm will be found on your right-hand side.

What3words: ///unguarded.knots.rollover



PROPERTY INFORMATION

Services: The house, cottage annexe and party room have mains electricity and water connected. Private drainage system. Oil-fired central heating to the house and party room, whilst the cottage annexe is heated by an air source heat pump. Solar panel arrays serve both the house and annexe.

Mobile: Ofcom reports likely signal for most providers at the property.

Broadband: Ofcom reports that standard broadband is available.

EPC: E

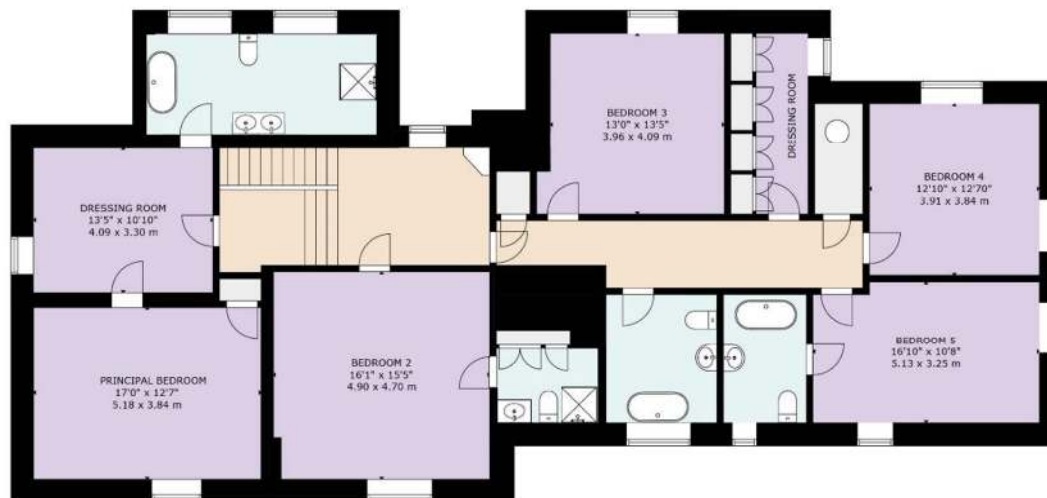
Council Tax: Band H. Babergh District Council.

Tenure: Freehold with vacant possession at completion.

Fixtures and Fittings: Items regarded as fixtures and fittings, including carpets and curtains, are initially excluded from the sale, although certain items may be available by separate negotiation.

Viewings: By appointment with Jackson-Stops
Tel. 01473 218218.





HILL FARM, THORPE MORIEUX
 Total Approximate Internal Area: 449m sq/ 4836 sq ft



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