



LITTLE WHELNETHAM HALL
LITTLE WHELNETHAM, SUFFOLK

JACKSON-STOPS 

**LITTLE WHELNETHAM HALL, LITTLE WHELNETHAM
BURY ST EDMUNDS, SUFFOLK, IP30 0DA
GUIDE PRICE £1,250,000**

AN OUTSTANDING GRADE II LISTED FAMILY HOME WITH EXCELLENT CHARACTER, SUPERBLY SET IN GROUNDS OF ABOUT 2.9 ACRES WITH OUTBUILDINGS, GARAGING, SWIMMING POOL AND TENNIS COURT.



DISTANCE

BURY ST EDMUNDS 3 MILES
CAMBRIDGE 28 MILES
STOWMARKET 15 MILES

GROUND FLOOR

- Reception Hall
- Drawing Room
- Dining Room
- Aga Kitchen/Breakfast Room
- Study
- Snug/Playroom
- Conservatory
- Utility/Boot Room
- Cloakroom
- Cellar

FIRST & SECOND FLOORS

- Five/Six First Floor Bedrooms
- Three Bathrooms
- Three Top Floor Bedrooms &
Two Attic/Playrooms

OUTSIDE

- Long Gated Driveway
- Mature Gardens & Grounds
- Former Stables & Tack Room with Attached
Cartlodge
- Garage and Garden Store
- Swimming Pool Building & Tennis Court
- In all about 2.93 Acres (sts)
- NO ONWARD CHAIN



THE PROPERTY

Little Whelnetham Hall is a wonderful Grade II listed country house of significant charm and character, which the land agent John Lacy Scott, bought from the Rt Hon N.M.V Baron Rothschild in 1955 and sold it to the present owners in 1982, therefore this is the first opportunity in the past 42 years that this much loved family home is available to the market.

The property is believed to date back to circa 1600 with much of the timber framed farmhouse features of that era displayed. The house is understood to have subsequently been altered and extended in the Georgian and Victorian eras, providing the superbly proportioned impressive accommodation that includes main reception rooms and bedrooms with high ceilings and large sash windows. With its evolution through the centuries the construction is hence part timber framed and encased in brick with brick extensions under pantile and slate roofs.

Lord Victor Rothschild stayed at Little Whelnetham Hall, whilst Rushbrooke Hall was being extensively refurbished during the 2nd World War and was observed working in the panelled study by the staff and it is believed he brought the 17th century oak wainscoting with him, originating from a grand Norfolk house.

This family home has been maintained and improved by the current owners and overall considered to be in a dated but generally satisfactory state of repair. The accommodation, in brief, comprises a solid oak panelled front door leading into the entrance lobby with quarry tiled floor and gives access to a cloakroom and the main reception hall, which features exposed beams, an open fireplace with inset log burning stove, wide staircase leading to the first floor and doors to the three main reception rooms and to the rear through to the cellar and Amdega conservatory/garden room. The impressive reception rooms benefit from character features such as sash windows with rising shutters, French doors opening to the rear south facing garden and open fireplaces with the drawing room with an Adam statuary marble chimneypiece with fluted columns, tapering jambs and green Wedgewood jasper plaques. The kitchen/breakfast room features an oil-fired Aga range cooker (with back boiler), set into the former high mantle shelved range alcove. There is a comprehensive range of oak fronted and trimmed units with work surfaces, display cupboards, breakfast bar area and a separate inset four ring gas hob with electric oven below. There is also an unused closed off door which could be reinstated, which would return to the reception hall.



Doors lead to the larder, spacious utility/boot room, rear hall with stairs to the first floor, playroom/snug and a further cloakroom. The cellar is traditionally brick lined and features arched alcoves and wine/cheese shelving alcoves.

The fascinating first floor is arranged, due to the varying ceiling heights of the ground floor rooms over different levels and affords six comfortable bedrooms which are served by three bath/shower rooms and a linen storage room. Stairs lead up to a split-second floor with three further bedrooms and a hall leading to two further attic/play/hobby rooms, which could potentially be remodelled as an integral top floor flat, ideal for modern family living.

OUTSIDE

The grounds of this wonderful country house are a most appealing feature being well maintained and delightfully arranged with good rolling countryside views across farmland to the south. The property which is set well back from the road is approached through a wrought iron gated entrance over a long-gravelled driveway leading to a carriage turning circle to the front of the house, which splits off between wrought iron lamp posts to the former stable and coach block to the side and the garage. A wall to the side of the house screens the former service wing and outbuilding that now houses the indoor heated swimming pool with associated changing room, shower and 'plant' room. There is also a tool shed and workshop. The modern 'all weather' hard surface tennis court is fence enclosed. The gardens offer a charming mix of lawns and terraces with shrub and flower beds and borders and there is impressive selection of mature specimen trees with 'Lime Avenue' walk from the carriage drive to the neighbouring church being of particular note. There is also a meadow to the side, that is currently open to, but not part of the church grounds. The gardens and grounds extend to around 2.93 acres (sts).

LOCATION

Little Whelnetham Hall is situated in a beautiful setting next to the parish church, within the village of Little Whelnetham, nr Sicklesmere, with a popular public house & restaurant, village shop/post office, butchers/delicatessen and in the nearby village of Great Whelnetham there is a primary school. There are more extensive facilities available in the nearby historic cathedral town of Bury St Edmunds, which offers a full range of schooling in both the public and private sectors and excellent recreational and shopping facilities, numerous high-quality restaurants 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 university city of Cambridge is approximately 28 miles away and offer unrivalled schooling opportunities and excellent shopping and amenity facilities.

There is good access to the A14, A11 (M11) and the railway station at Bury St Edmunds offers a link to mainline services to London's Liverpool Street and Kings Cross. Alternatively, there is a regular train service from Stowmarket to London Liverpool Street taking approximately 80 minutes.

The international airport at Stansted is about 50 minutes 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 sector, the latter including South Lee, Old Buckenham Hall, Culford, Barnardiston and Finborough Schools.

DIRECTIONS

From Bury St Edmunds head south on the A134 for approximately 2 miles, passing 'The Rushbrook Arms' public house on the left and after a short distance take the left turn signposted Little Whelnetham and Bradfield St George. Continue for around ½ a mile up the hill and Little Whelnetham Hall will be found on the right, just past the parish church.

PROPERTY INFORMATION

Services Mains water and electricity. Private Drainage. Oil fired central heating.

Local Authority West Suffolk Council

Council Tax Band H

Tenure Freehold

Broadband Ofcom states speeds available of up to 1000Mbps

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





Little Whelmetham, Bury St. Edmunds

Approximate Area = 6969 sq ft / 647.4 sq m
Including Limited Use Area(s) = 103 sq ft / 9.6 sq m
Car Port = 261 sq ft / 24.2 sq m
Outbuildings & Garage = 1979 sq ft / 183.8 sq m
Total = 9312 sq ft / 865 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntxhcom 2024. Produced for Jackson-Stops. REF: 1120695



Disclaimer: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

BURY ST EDMUNDS

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