



**SUBSTANTIAL GRADE II LISTED PERIOD HOUSE IN ENVIABLE RURAL SETTING, IN ALL AROUND 3.3-ACRES**

St Margaret's Priory, High Town Green, Rattlesden, Suffolk IP30 0SX

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**Bedfords**

ESTABLISHED 1966

**St Margaret's Priory**  
**High Town Green**  
**Rattlesden**  
**Suffolk IP30 OSX**

**SUBSTANTIAL GRADE II LISTED PERIOD HOUSE IN ENVIABLE RURAL SETTING,  
IN ALL AROUND 3.3-ACRES**

- *Stowmarket Mainline Station 6 miles*
- *Lavenham 7 miles*
- *Bury St Edmunds 12 miles*
- *Ipswich 18 miles*

**Guide: £1,150,000**

RECEPTION HALL • CLOAK/SHOWER ROOM • SITTING ROOM • FAMILY ROOM • KITCHEN/ BREAKFAST ROOM • DINING ROOM • UTILITY AND PANTRY • CONSERVATORY • 4 BEDROOMS • 2 BATHROOMS • DOUBLE GARAGE WITH WORKSHOP • OUTBUILDINGS/ANNEXE • **ALL IN 3.3-ACRES**

Situated in an enviable rural setting adjoining farmland, on the fringes of this highly-regarded village, St Margaret's Priory is a substantial Grade II listed house, believed to date back to the 15<sup>th</sup> century with later additions throughout its long history. The house offers versatile accommodation that flows remarkably well and comprises well-proportioned rooms.

The central reception hall, with exposed timbers and studwork, leading to a dining room, an elegantly proportioned room with a wood-burning stove, and the spacious kitchen/breakfast room, both with brick floors and exposed timbers. The kitchen has an oil-fired AGA, Bosch double oven and hob, double sink, space for a dishwasher, and wooden cupboards. Stairs off the kitchen lead to a further bedroom, which can also be used as an office/study.

The sitting room is a charming, double aspect room, which has a wonderful beamed ceiling, exposed studwork, and a handsome chimneypiece with a wood-burning stove; stairs lead to the first-floor landing. The family room, a later addition to the house, is a light and bright room with French windows leading out to beautiful gardens.

The first-floor accommodation consists of well-proportioned bedrooms and a family bathroom. The double-aspect principal bedroom has fine views over the garden, wide original floorboards and an Elizabethan chimneypiece.





### Outside

St Margaret's Priory has a spacious annexe with an open plan kitchen/reception room, bathroom and bedroom. There are woodstores, workshops and further stores including a double garage.

St. Margaret's Priory has spectacular and beautiful gardens with a great array of ancient and interesting trees; and an orchard with apple, plum, pear, peach and medlar trees. There are expansive areas of lawn, which has been used as an informal tennis court, a kitchen garden and stunning ponds.

### Location

St. Margaret's Priory occupies an excellent position on the edge of the village of Rattlesden. The village is an attractive village with a village green, a 13th century church, primary school, and two well-regarded public houses, The Five Bells and The Brewers, included in Michelin Guide.

Rattlesden has a thriving community with various clubs and societies including a badminton club, gardening club, and local history group. There is a well utilised village hall, pavilion and playground.

Stowmarket is a vibrant market town with a comprehensive range of amenities. It is home to the Museum of East Anglian Life, the independent Regal Cinema and the John Peel Centre for Creative Arts, which hosts regular music and cultural events. The railway station provides direct trains to London Liverpool Street from 83 minutes.

Bury St. Edmunds is a charming cathedral town, offering a wide selection of amenities including award-winning restaurants, excellent shopping, galleries, museums and theatres.

Schools in the area are excellent in both the state and independent sectors, including Rattlesden's own primary school. Other renowned schools include Old Buckenham Hall and Gt Finborough, with buses in Stowmarket to Ipswich School, Ipswich High School, Culford School, Framlingham College and Woodbridge School.

### Services

Mains water and electricity are connected. Oil fired heating and private drainage.

**Local Authority:** Babergh and Mid Suffolk Council – Band G



Approximate Gross Internal Area = 275 m<sup>2</sup> / 2960 ft<sup>2</sup>  
 Outbuildings = 163 m<sup>2</sup> / 1754 ft<sup>2</sup>  
 Total = 438 m<sup>2</sup> / 4714 ft<sup>2</sup>  
 For identification purposes only - Not to scale



This plan is for layout guidance only. Not drawn to scale unless stated. Windows, door openings and all measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. Produced on behalf of Bedfords Estate Agents © 2022







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