



A SUBSTANTIAL COUNTRY HOUSE WITH OUTBUILDINGS, SITUATED IN AN ENVIABLE RURAL SETTING

Claypits Hall, Claypits Lane, Foxearth, Suffolk CO10 7JD

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ESTABLISHED 1966

Claypits Hall Claypits Lane Foxearth Suffolk CO10 7JD

- *Sudbury 3 miles*
- *Long Melford 3 miles*
- *Lavenham 8 miles*
- *Bury St Edmunds 18 miles*

SITTING ROOM • DINING ROOM • STUDY • KITCHEN/BREAKFAST ROOM • BOOT ROOM • CLOAKROOM • PANTRY • 5 BEDROOMS
3 BATHROOMS • GARAGE/WORKSHOP • 16th CENTURY 900ft² BARN
CART LODGE • **ALL IN 2.9-ACRES**

Claypits Hall is a beautifully presented Grade II listed country house, situated in an enviable rural setting surrounded by open countryside. The property is believed to date back to the 17th-century with alterations and built of timber-frame construction under a clay plain-tiled roofline.

The property has been modernised and extended, providing flexible accommodation with many rooms enjoying a high degree of natural light with far-reaching views. The accommodation extends to around 3,660ft² arranged over three floors, retaining many notable original features throughout, including exposed timbers, open fireplaces in all the reception rooms, as well as original latch doors with original furnishings.

The property comprises a 20th-century open porch to a boot room, with flagstone floors, built-in storage cupboards housing white goods, leading to a side hall with cloakroom and pantry. There are three reception rooms; a study with large fireplace with painted mantel, re-laid brick floors and window to the south overlooking farmland. The dining room is located central to the house, with oak floors and large open fireplace, leading to a double-aspect sitting room with open fireplace.

The kitchen/breakfast room has been remodelled and extended to provide a wonderful space for all occasions, with bespoke painted shaker-style kitchen, integrated Belfast sink and dishwasher, freestanding island and glazed double doors open onto a terrace with an outlook over the willow-lined pond.

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Guide: £1.4m





On the first floor are three double bedrooms with fabulous views, served by two large high-quality bathrooms incorporating their own wardrobe/dressing areas.

The second floor has a flexible arrangement; with well-designed bathrooms, one of which is open-plan within the guest bedroom 5 and landing/snug.

Outside

The grounds amount to about 2.4 acres. The property is reached along a private lane that leads only to Claypits Hall and Oak House beyond. The lane is through open farmland with far reaching views. From the lane a gravelled parking area gives access to the garage. There is a further gravelled parking area to the south of the property and a driveway beyond gives access to the barns and cartlodge range.

To the rear, is a terrace that overlooks a duck pond, decked area and wooden jetty. To the front of the house there is a lawn headed by a flower border and to the south-west of the property there is a wooded area with mature trees. The principal garden stretches away to the right of the property and is laid to lawn interspersed with flower and shrub beds.

To the rear of the house is a single garage. Adjoining is a boiler room with a tool/potting shed, a further garden store and temperature-controlled wine store. The main barn dated before 1550 is of an impressive timber-frame construction with mullion windows that have been glazed, light and power are laid on. The second barn has already had some necessary restoration works carried out and again has some impressive timbers under a corrugated roof. Much of the original brick floor remains in place. To the front, and attached to this barn, is a further cart lodge range with open bays.

Agents Note: The present vendor has received a favourable pre-application for conversion of one of the barns to convert to some form of annexe accommodation.

Services

Mains water and electricity • Oil-fired heating and private drainage.
Braintree District Council • Band G £3226.48 (2022/23)

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Location

Situated along a private lane on the edge of Foxearth which is an attractive village situated about 2 miles to the south/west of Long Melford and surrounded by open countryside. Long Melford offers a good range of day-to-day amenities whilst Sudbury offers further extensive facilities including a commuter rail link to London's Liverpool Street, connecting at Marks Tey onto the mainline.





Approximate Gross Internal Area = 340 m² / 3660 ft²
 Barn = 85 m² / 915 ft²
 Store = 44 m² / 473 ft²
 Garage = 37 m² / 398 ft²
 Car Port = 56 m² / 603 ft²
 Total = 562 m² / 6049 ft²
 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 © 2023



2.965 acres

Pond

Pond

Claypit Hall

Oak House

100 m

200 m

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