



A FINE GRADE I LISTED HALL IN THE HEART OF SUFFOLK WITH ESTABLISHED GARDENS

GREAT BRICETT HALL
GREAT BRICETT, IPSWICH, SUFFOLK IP7 7DN

Freehold - No chain

savills



SET BACK FROM THE ROAD WITH ESTABLISHED GARDENS

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SUFFOLK IP7 7DN

Freehold - No chain

5 bedrooms ♦ 4 bath/shower rooms ♦ 3 reception rooms ♦
office, galleried hall, games room ♦ kitchen/breakfast room,
scullery, boot room ♦ double garage ♦ greenhouse ♦ About
2.75 acres ♦ EPC rating = Listed Building

Situation

The Hall sits to the north west of the village of Great Bricett, set well back from the road in a rural location. The county town of Ipswich is approximately 10 miles south-east and the A14 trunk road is approximately 7.5 miles north east and provides access to Cambridge and the Midlands in the north west and Ipswich and the A12 to the south east. Wattisham Airfield, an active Army Air Corps base, borders the village to the north. Stowmarket train station is located approximately 8.5 miles to the north and provides direct commuter services to London Liverpool Street station with a fastest journey time of approximately 78 minutes. London Stansted Airport is approximately 46 miles to the south west and can be reached via the A12 towards London along with the M25 and wider motorway network.

Description

Great Bricett Hall sits back from the road at the centre of established gardens and has an extensive and varied history dating back to the twelfth Century and the arrival of the Augustinian monks from Limoge in France. The house has formed the main residence to the surrounding arable farm and is being sold off from the land and the neighbouring agricultural buildings. The house was refurbished in the 1970's and requires some further renovation/updating. A full structural survey was undertaken in August and can be assigned to a the buyer.

The Hall itself is understood to date back to the mid thirteenth century when it was built as the hall of the Augustinian Priory of St Leonard and attached to the north side of the church. It has benefited from various alterations throughout the last seven hundred years with the most recent significant additions taking place in the mid-19th century. The Hall is of timber construction with rendered elevations and displays numerous period features, including a dual galleried entrance hallway with a rare example of exemplary carpentry in the restored wooden panelling dating back to the earliest date of construction. There are a number of open fireplaces, exposed beams and stud work. The dual galleried entrance hall leads to the two main reception rooms on either side. Beyond this is an inner hall which leads to the office, sitting room and a side hallway through to the kitchen/breakfast room and a large scullery with a cloakroom and shower room.



There is a useful store room/games room which connects through to the double garage. The first floor is reached by two staircases, the front stair leads on to a long landing with four double bedrooms (two with en-suite bathrooms) and a family bathroom. The secondary stair is accessed from the rear of the utility/scullery and onto a vaulted bedroom (5)/ minstrels gallery.

Services

Mains electricity, private drainage and oil fired central heating (see Note).

Note

The new purchaser will be required to connect onto the mains water supply (which is understood to be located at the entrance to the property) within 6 months of completion. They will also need to cap the existing supply at the boundary of the property. The purchaser will also be required to install a new oil tank to the property.

POSTCODE

IP7 7DN

Tenure:

Freehold

Local Authority:

Mid Suffolk District Council

Outgoings:

Council Tax band H

Viewing:

Strictly by appointment with Savills





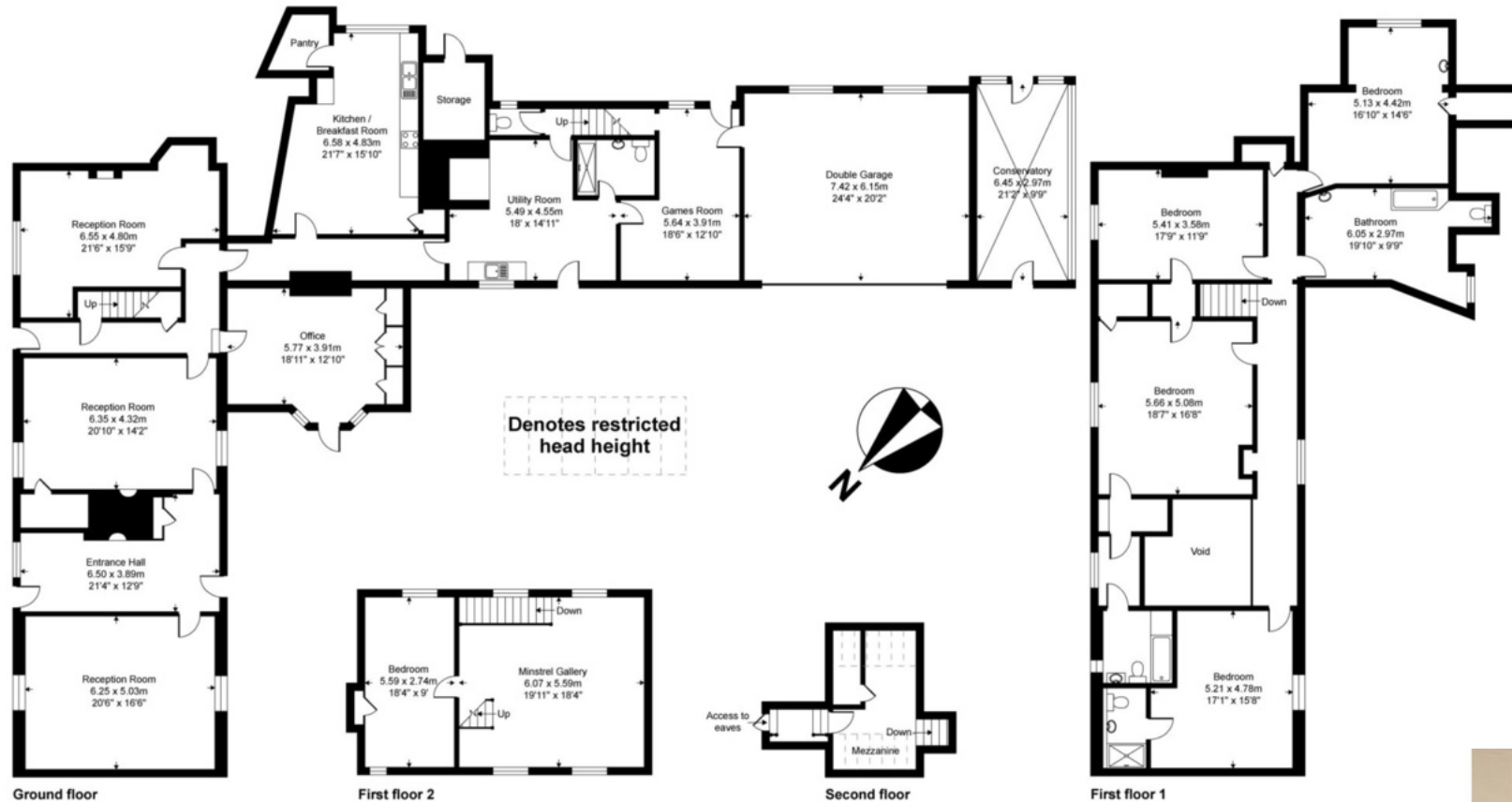
The Hall, Great Bricett, Ipswich, IP7

Gross internal floor area (approx):

536.3 sq m / 5773 sq ft (Excludes Restricted Head Height / Void / External Storage & Includes Garage)

For Identification only - Not to scale

Niche Communications



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