



Impressive period house dating from the late 16th century

Harleston Hall, Harleston, Stowmarket, IP14 3JQ

Freehold

savills

A period house dating from the late 16th century and remodelled in 1832

Main House: 4/5 bedrooms • 4 bath/shower rooms
• entrance hall • 3 principal reception rooms • study
• conservatory • workroom • kitchen/breakfast room
• pantry • boot room • cloakroom & utility

The Old Granary: 2 reception rooms • kitchen • utility
• 3 bedrooms • 3 bath/shower rooms

Outside: traditional Suffolk barn • outbuildings • enclosed heated swimming pool • changing rooms • garaging
• gym • outstanding mature formal and informal gardens
• woodland • ponds • paddocks • meadows • in all about 23.7 Acres

Distances: Stowmarket 4 miles (London Liverpool Street Station from 75 minutes), Ipswich 18 miles (London Liverpool Street Station from 65 minutes), Bury St Edmunds 13 miles
(All mileages and times are approximate)

Situation

Harleston Hall is situated on the northern boundary of the village, close to the Church of St Augustine. Stowmarket lies some four miles to the south east and offers market town facilities with a range of convenient shops. A railway station links Stowmarket to the county town of Ipswich from which London's Liverpool Street Station is scheduled to be reached in just over the hour. The A14 lies one mile to the north, providing road access to Bury St Edmunds and Cambridge to the west and Ipswich to the east.

Description

Harleston Hall is Grade II Listed being of special historical interest. The house has a late 16th century core with major extension work and remodelling taking place in 1832 by Roger Pettiward of Great Finborough Hall.

The house is constructed predominately of red brick with raised quoins and dressings of gault brick. The northern elevations displays two fine Flemish gables either side of the storey extensions under slate roofs.

The property provides elegant family accommodation with a wealth of original features including well proportioned rooms, exposed beams, open fireplaces and decorative egg and dart corning.









The front door leads onto an entrance lobby, with double doors leading to the hallway, featuring a curved staircase leading to the upper floors. Cloakroom leading off. The drawing room leads off to the right hand side, with garden access and open fireplace. Double doors lead to a further sitting room, with open fire.

The kitchen is of modern design, with extensive cupboards and granite work surfaces. A recess with oak lintel houses an oil fired four oven Aga. There is a granite covered central island, with

further drawers and cupboards and adjoining walk in larder.

The conservatory leads off the kitchen and is approached by bi-fold doors, with terracotta floor and wood burning stove. The work room is situated off the kitchen and has a vaulted pine clad ceiling, with boot room/wine store leading off. Also leading off the kitchen is a passage with a cloakroom/shower room and boiler room. At the far end is the study.

The first floor provides a master suite with dressing room, extensive wardrobes and





spacious en suite bathroom. There are a further three bedrooms all with en suite bath/shower rooms. The second floor has a possible fifth bedroom and storage room.

Outside

The house is approached via electric wrought iron gates across a gravel driveway with lawns either side. The drive leads to an area of gravel parking to the front of the property.

The house is fronted by a lawn enclosed by a low brick wall to the north and a part walled garden lawn to the west. Herbaceous borders are well stocked and have been landscaped.

To the south of the house lies the terrace which overlooks the moat within which an island contains a weeping ash. The island is reached via a timber bridge. Areas of lawn lie to the west of the house within which the outbuildings and barn stand and the remainder of the grounds are open pastures, interspersed with trees with a

young plantation of predominantly English trees along the southern, eastern and western boundaries.

Immediately to the east of the main house are two brick/tile stores.

To the west of the main property there is a large complex comprising, garaging for five vehicles, with secure store leading off and an area with consent for use as personal/staff accommodation, comprising large room, at present used for gym purposes, galley kitchen area and cloakroom. A small lobby leads to a heated indoor swimming pool with a non-slip Rubberoc surround. At the far end is access to a storage room, changing room, cloakroom/shower room and boiler room.

To the west of this area is a large modern barn (21.9m x 9.8m), of brick/pan tile construction, mainly finished in weatherboarding externally.

Further road access approached via electric gates.





The Old Granary

There is an adjoining detached property of brick clay lump construction with pan tiled roof. The accommodation comprising entrance hall, boiler room/laundry and shower room leading off, also access to sitting room/bedroom. A large, fully fitted kitchen leads to the dining room which can also be accessed from the large sitting room via a lobby. The first floor comprises two large bedrooms with bath/shower facilities.

General Remarks

Services: Mains water and electricity. Electricity also via 32 panel solar system. Private drainage. Oil fired central heating.

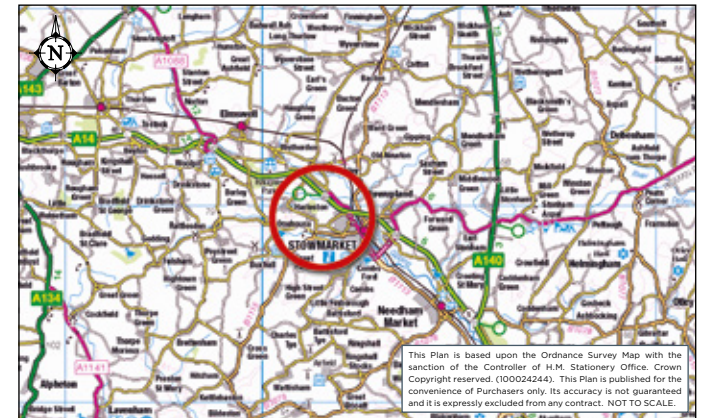
Local Authority: Mid-Suffolk District Council

Council Tax: Band H

Tenure: Freehold with vacant possession.

Viewing: Strictly by appointment with Savills.

Directions: IP14 3JQ



Harleston Hall, Harleston, Stowmarket, IP14 3JQ
Gross internal area (approx) 795.5 sq m / 8563 sq ft
 (Includes Garages & Excludes Restricted Head Height & Outbuildings)
Total 795.5 sq m / 8563 sq ft



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