



An outstanding hall house in a secluded position

Abbas Hall, Cornard Tye, Sudbury, Suffolk. CO10 0QD

Freehold





5 bedrooms • 2 bath/shower rooms • 3 reception rooms
• kitchen/breakfast room • detached guest annexe •
heated swimming pool • established grounds • About
4.15 acres

Local information

Cornard Tye is a hamlet in the Stour Valley set on high ground on the edge of Sudbury. The thriving town of Sudbury is centred around a market square with an extensive range of amenities including a wide variety of shops, sports facilities, churches, restaurants, pubs and schooling. There is also a branch line station with trains connecting at Marks Tey for London's Liverpool Street. There is a mainline station at Colchester (about 12 miles) with trains to London's Liverpool Street taking from 50 minutes.

About this property

Abbas Hall is an exceptional Grade I listed former Hall House of immense charm, reached along a long rural track and hidden within a glorious private oasis in a special landscape area.

The property is one of the two fine examples of late C13th aisled hall houses in Suffolk and is believed to date back to 1270 to 1290. The dining hall/drawing room has high timbered ceilings and a magnificent open inglenook fireplace of the 16th century when the floor to the upper part of the hall was inserted. With features such as the original doorway arches through to the kitchen/breakfast room, exposed brick and timber floors together with exceptional exposed wall and ceiling timbers throughout, the character and impressive nature of the house is remarkable.

In recent years the property has been improved and renovated creating a unique family home where the historic blends perfectly with modern conveniences. In addition, further ancillary accommodation is provided by a newly refurbished annexe which now provides good over-flow guest accommodation or an ideal and spacious home office.

The grounds of about 4.15 acres form a further important feature. They consist of lawns, meadowland, a large pond and mature woodland. In addition there is a wonderful south west facing swimming pool and terrace.

There are no direct neighbours and the peace of the location is protected by the surrounding farmland and ancient woodland. The exceptional and romantic nature of the setting is such that it was captured by Gainsborough in his painting 'Cornard Wood' as well as in an earlier painting.



SERVICES

mains electricity and water.
Private drainage. Oil fired central heating. Annexe heated with Night storage heaters.

DIRECTIONS

From the Colchester/Nayland direction proceed north on the A134 and take a left turn onto Joes Road. After 0.2 mile take a right turn and after 0.7 mile turn left onto the Bridleway which is just before the new housing estate beyond. Follow the Bridleway for about 0.4 mile and the house is located at the very end of the lane.

POSTCODE

CO10 0QD

Tenure

Freehold

Local Authority

Babergh District Council -
Council Tax Band G

Viewing

Strictly by appointment with
Savills





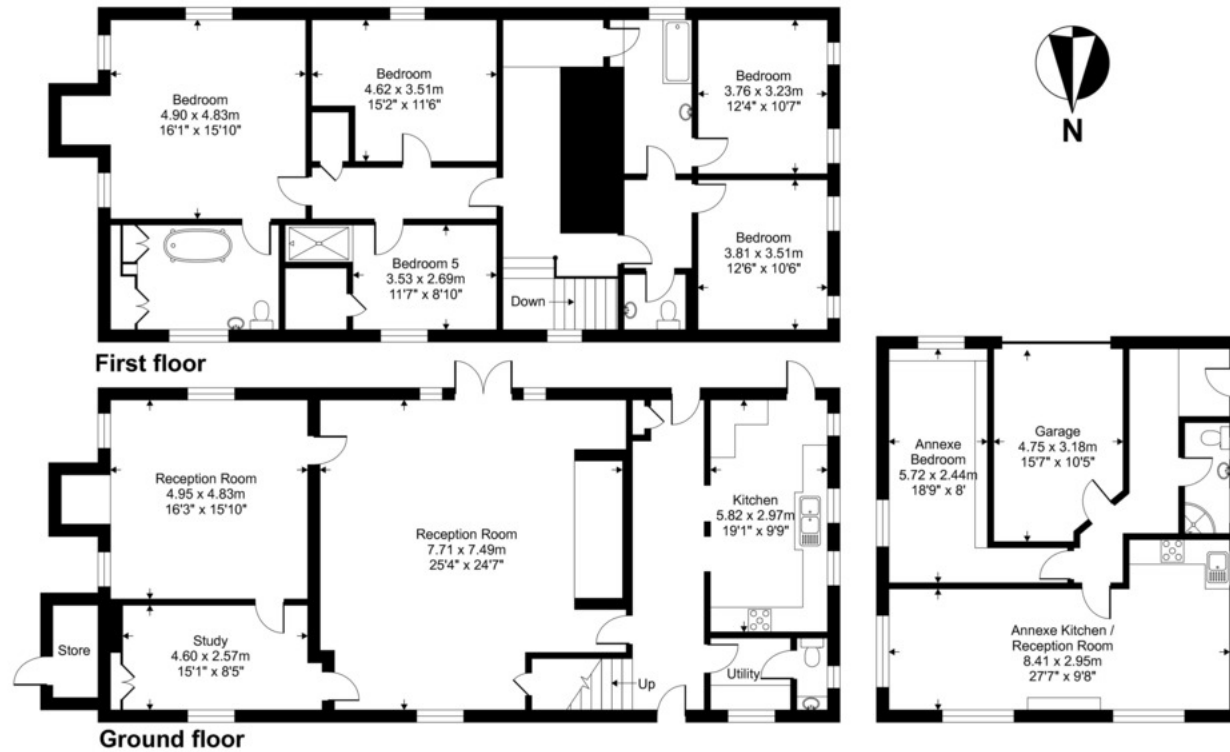
Joes Road, Sudbury, CO10

Gross internal floor area (approx):

350.1 sq m / 3769 sq ft (Includes Annexe / Garage & Excludes Store)

For Identification only - Not to scale

Niche Communications



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