Springhill
Pound Lane, Capel St Mary, Suffolk, IP9 2JB

A FINE TUDOR COUNTRY HOUSE SET IN ITS OWN GROUNDS IN ATTRACTIVE SUFFOLK COUNTRYSIDE

Accommodation Summary
• 6 bedrooms, 2 bath/shower rooms, dressing room, entrance hall, 3 reception rooms, study, kitchen, breakfast room, pantry, cloakroom & utility
• Barn Annexe: 2 bedrooms, reception room, bathroom, double height reception room with mezzanine
• Garaging, mature gardens, paddock
• In all about 1 acre
• Offers invited

Distances
Capel St Mary 1.5 mile, East Bergholt 2 miles, Ipswich 6 miles, Colchester 8 miles, (London Liverpool Street station from 65 & 55 minutes respectively) (All mileages and times are approximate)
Situation

Springhill is ideally situated in a beautiful secluded rural location yet within easy reach of the surrounding main towns. The property is set approximately half a mile to the south of Capel St Mary and some two miles to the north of East Bergholt. Both these villages have a good range of everyday shopping needs as well as recreational and educational facilities. The larger towns of Ipswich and Colchester lie some six and eight miles away respectively and have a wide range of facilities, including direct rail links to London Liverpool Street station. The combination of road and rail access, together with the property’s setting in the Dedham Vale, make Springhill an extremely desirable property.

Description

Springhill is a superb example of a Grade II listed Tudor house. Dating back to 1577, the property is constructed of lath and plaster walls with considerable exposed timber work both inside and out, under a tiled roof. The property has recently undergone a considerable renovation project.

The ground floor accommodation comprises an entrance hall with exposed timbers which gives access through to the principal reception rooms. The drawing room is divided into two distinct areas with delightful outlooks over the gardens. The open fireplace has an intricate carved stone surround as well as a bay window with fitted window seat. The sitting room is a delightful room with some exposed timbers, red brick fireplace and book/display shelving. Continuing through, the dining room is a handsome room with a heavily beamed ceiling, red brick fireplace with bressumer over and exposed stud partitioning.

The bespoke Orwell Pine kitchen has wooden base and wall mounted units with granite worktops and an island unit with marble worktop. There is also a Rangemaster and separate larder units with a panelled
door to the garden. Just off the kitchen is the breakfast room with the study just beyond.

The first floor is reached via a newel staircase. The master bedroom suite has wonderful views across the surrounding countryside and is bright, well proportioned room with an attractive stone fireplace, bay window, en suite bathroom and dressing room. There are a further 3 bedrooms and a family bathroom on the first floor with an additional 2 bedrooms on the second floor.

A fine timber framed Suffolk barn connects the main house with the annexe. The barn has been fully converted by the current owners and the space now provides a wonderful double height entertaining/reception room. The room benefits from underfloor heating under a tiled floor and there are two sets of double timber doors opening into the courtyard and the southerly gardens. The barn also benefits from a galleried, mezzanine area which is currently used as an office/gym.

Annexe
The annexe is a single storey dwelling, converted by the current owners, finished to a high quality throughout provides two bedrooms, sitting room and a shower room.

Outside
Springhill is approached via a long private shared driveway. A gravelled off-shoot leads to the house. The driveway passes into a courtyard providing ample parking. There is a raised brick terrace with steps leading to the property entrances. Three sides of the courtyard are surrounded by raised flower beds/shrubberies and the fourth by the garage. The courtyard is formed by the house on the west with the large Barn Annexe on the south. The barn is constructed on a timber frame under pitched tiled roofs.
To the north of the house is a raised terrace surrounded by a red brick wall with decorative wrought iron railings and a gate leading down to the garden.

Formal gardens lie principally to the south and west of the house. A well stocked flower bed/shrubbery runs almost the full length of the house with a climbing rose. A paved pathway runs the full length of the house and beyond this sweeping lawns lead out on both aspects by extremely well stocked and maintained flower beds, shrubberies and a number of fine trees. The gardens are almost fully fenced. To the west of the gardens lies a paddock.

Services
Mains electricity. Private drainage and water supply. Oil fired central heating.

Local Authority
Babergh District Council

Council Tax
Band G

Tenure
Freehold with vacant possession

Viewing
Strictly by appointment with Savills.

Directions (Postcode IP9 2JB)
From the A12 take the Capel St Mary exit, take the first right hand turn off proceeding into and past the majority of the village along The Street. Turn left down Pound Lane and turn right into the drive marked Springhill.
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