



Substantial Georgian fronted country house

The Cupola, Church Road, Leiston, Suffolk IP16 4HL

Freehold





Six principal bedrooms, three further bedrooms • five bathrooms • drawing room, sitting room, dining room, reception room & study • kitchen & cellar • outbuilding • gardens • parking & garage • about 4.75 acres

Local information

The Cupola occupies a superb position on the edge of Leiston, an historic town in east Suffolk.

Leiston is a thriving market town, well known for the remains of its 14th century abbey. It flourished in the Victorian era and retains many attractive red-brick buildings. Leiston today has various cafés and public houses, a butcher and delicatessen, museum and an independent cinema.

Thorpeness (3.2 miles) is an enchanting Victorian seaside village, renowned for its charming architecture, the iconic 'House in the Clouds' and the picturesque boating lake.

Aldeburgh (4.6 miles), the popular coastal town closely associated with Benjamin Britten, is famed for its fish and chips and the celebrated 'Scallop' sculpture by Maggi Hambling. There are excellent galleries and boutiques and a superb restaurant scene including critically acclaimed 'The Suffolk Sur Mer'.

Saxmundham (4.4 miles) is a substantial market town with a wider selection of amenities including Waitrose and Tesco supermarkets, independent shops and a railway station offering trains to London via Ipswich from 115 minutes.

Snape Maltings (5.9 miles), within the village of Snape, is home to an array of galleries, boutique

shops, cafés, restaurants and the world famous concert hall. There are numerous exhibitions, concerts and festivals throughout the year including the Snape Proms and the Aldeburgh Food and Drink Festival.

Historic market towns, Framlingham (11.5 miles) and Woodbridge (16.8 miles) are popular East Anglian destinations. Woodbridge was last year named the "Best Place to Live in the East" by The Sunday Times; Framlingham has a twice weekly farmers market and a famous 12th century castle.

Sporting facilities are fantastic: Leiston has a brilliant, recently reopened following a multimillion pound revamp, leisure centre and gym. Aldeburgh, Thorpeness and Woodbridge have well-regarded golf, tennis and sailing clubs; Woodbridge also offers rowing and rugby clubs.

Schools in the area are excellent including Orwell Park Prep School, Summerhill, Woodbridge School, Framlingham College and Ipswich School, all of which are included in the Good Schools Guide.

All times and distances are approximate.

About this property

The Cupola is an outstanding and substantial country house and former coach house, set in about 4.75 acres (subject to survey) of stunning grounds.



The principal building is believed to date from the early 18th century, with later additions, including the second floor and elegant façade, in the 19th century.

The property is Grade II listed for special architectural and historic interest and retains many superb period features, including sash windows, stucco and original front door.

Internally the accommodation flows exceptionally well and comprises well-proportioned, light filled rooms with high ceilings, typical of the period.

The striking 19th century porch, with fluted pilasters and stone balustrade, leads through to the generous entrance hall and on to the principal reception rooms.

To the south is the impressive drawing room with a handsome chimneypiece, a wonderful curved wall and sash windows overlooking the spectacular grounds; a partially glazed door leads to the terrace.

A corridor leads directly to the dining room and kitchen. The kitchen has a gas-fired AGA, a butler style sink and integrated appliances. There is a gas hob on the island and glazed sliding doors open out to the garden. The dining room is a superb and spacious space with exposed timber floorboards and sash windows.

Opposite the kitchen is the more informal sitting room and facing the drawing room, the study has a delightful wood burning stove and arched alcoves. There is a substantial wine cellar, accessed off the reception hall.

There are six principal bedrooms and a further three ancillary bedrooms over the first and second floor, as well as five bathrooms and a laundry room.

The house sits centrally in the stunning grounds, which has verdant lawns, mature trees including magnificent cedars of Lebanon, and a walled kitchen garden.

To the rear of the property is a substantial former coach house and stables with planning permission and listed building consent to convert into a three-bedroom annexe.

SERVICES

Mains electricity, water and drainage; gas fired central heating, installed October 2020.

AGENT NOTES

Please be aware that there are various infrastructure projects proposed for east Suffolk including plans for a new nuclear power station at Sizewell. Wind farm expansion in the North Sea is also taking place and bringing power ashore along with associated cabling and substation works are also being proposed.

For further details on the planning permission, please speak with the agent or check the East Suffolk District Council website; reference: DC/21/1878/FUL

Tenure

Freehold

Local Authority

East Suffolk District Council

Council Tax

Band = G







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Approximate Area = 8570 sq ft / 796.1 sq m (includes garage)

Outbuilding = 1144 sq ft / 106.2 sq m

Total = 9714 sq ft / 902.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nñche.com 2022. Produced for Savills (UK) Limited. REF: 602854

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