



# Country House with six delightful holiday cottages

**The Grove, Priory Green, Edwardstone, Suffolk CO10 5PP**

Freehold





Main house: 5 bedrooms • 3 bath/shower rooms • three reception rooms • six delightful holiday cottages • established gardens, orchard • traditional barn/cart lodges • paddocks • about 6.38 acres

#### Local information

The Grove enjoys an outstanding rural setting and sits centrally within its established grounds. Surrounded by farmland, with no immediate neighbours, the property is well placed for countryside walks with a range of public footpath networks and also benefits from being on the South Suffolk Cycle Route. Only three miles from the picturesque village of Boxford with its range of facilities and amenities including a butcher, post office, village stores, primary school and pub. The nearby market town of Hadleigh offers a more extensive range of shops, a health centre, doctors surgery, dentists, pubs and restaurants. The branch line station at Sudbury is five miles distant and joins the mainline to London Liverpool Street at Marks Tey. Historic village of Lavenham is five miles and Long Melford is seven miles. The Roman town of Colchester lies 13 miles due south (approximately 30 minutes drive).

#### About this property

The Grove is understood to date from the 1720s with the E-shaped farm building originally converted in 1970. The current owners have converted the extensive range of buildings into holiday cottages over the past 20 years. The principal residence has been an outstanding family home and is being offered to the market for the first time in approximately 26 years. With generous reception space comprising dining room, drawing room, which benefits from a wood burning stove, and a

versatile study room/ground floor bedroom (6). The ground-floor has a reception hall, wet room, utility room and cloakroom. The delightful kitchen looks over the gardens and has an inviting AGA kitchen/breakfast room with ample space for a table and chairs. The principal residence is further enhanced by five first-floor bedrooms (one en-suite) and family bathroom.

The holiday cottages are well divided from The Grove being located in a separate wing of the E-shaped complex. The gardens are also divided, furnishing both the owners and holiday makers with privacy. The cottages are a selection of one and two bedrooms, each with their own outside space, and have all been renovated in a sympathetic country fashion with good bathroom facilities and cottage style kitchens. Further benefits include an L-shaped range of traditional outbuildings/cart lodges which lend itself to further development such as a gym or meeting/games room. There is also extensive parking facilities away from the main house and a central courtyard.

Located within Priory Green, the property is approached via a shingle driveway leading to the courtyard. A second access leads to an area designated for guest parking and for approximately 16 vehicles. Mature trees and shrubs provide screening from the country lane. Beyond the gardens are three paddocks with self-filling water troughs which flank









the house and amount to 4.25 acres.

#### Services

Mains water and electricity.  
Private drainage. Oil fired central heating. Calor gas heating to the cottages. WiFi:Hyperfast Fibre 900 FTTP

#### Directions

What3words:///branch.remember.calculate

#### Tenure

Freehold

#### Local Authority

Babergh District Council

#### Council Tax

Band = Council Tax band G

#### Energy Performance

EPC Rating = E

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills













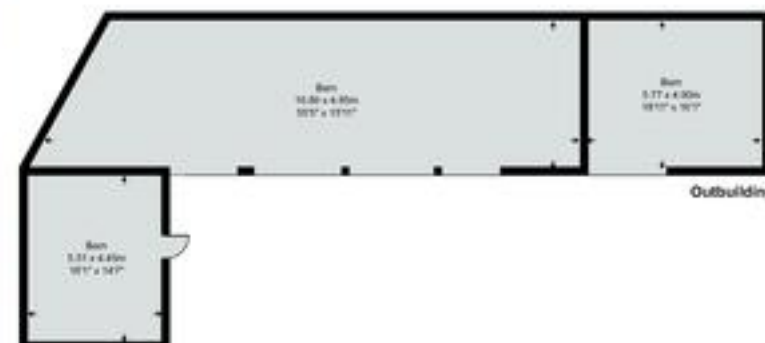
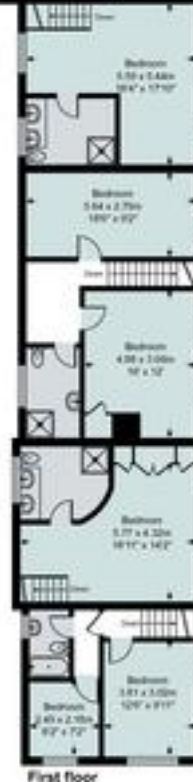
# The Grove, Priory Green, Edwardstone, Sudbury, CO10 5PP

Approximate Area = 6976 sq ft / 648 sq m (excludes void)

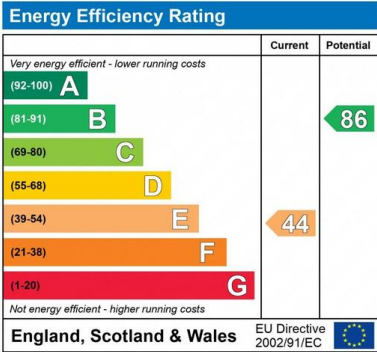
Outbuilding = 1925 sq ft / 179 sq m

Total = 8901 sq ft / 827 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). © rícheom 2023.  
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