



CLAYPITS HALL

Foxearth, Suffolk/Essex Borders

Carter Jonas

CLAYPITS HALL, CLAYPITS LANE, FOXEARH, SUFFOLK, CO10 7JD

- Sudbury 1.6 miles
- Long Melford 2.5 miles
- Bury St Edmunds

Hall • Sitting room • Dining room • Kitchen/breakfast room • Study • Cloakroom • Utility • Principal bedroom • Family bathroom with dressing area • 3 further double bedrooms • Bedroom 5 with open plan bathroom • Sitting room/Bedroom 6 • Family bathroom • 2 Carports • Double garage • 2 Barns • Outbuildings • Gardens

DESCRIPTION

Claypits Hall is of timber frame construction. The property has been modernised with flexible accommodation, with far reaching views and is arranged over 3 floors with original features throughout including exposed timbers, open fireplaces in all the reception rooms as well as old wooden doors with original furnishings.

A custom built kitchen/breakfast room with Aga, integrated appliances and granite worksurfaces. Glazed double doors from the kitchen open onto a sun terrace with a wonderful outlook over the willow lined pond. On both the first and second floors the bedrooms have exposed timbers and wonderful views. On the first floor, the 2 bathroom suites are cleverly arranged to incorporate dressing areas as well.

The second floor has a flexible arrangement; again there are well designed bathrooms, one of which is open plan within the guest bedroom 5 and Sitting room/Bedroom 6. The excellent taste, character features, light and airy accommodation with wonderful views, together with the peaceful seclusion of the location combine to make Claypits Hall a truly beautiful property.

AN EXCEPTIONAL GRADE II LISTED HOME SET IN ABOUT 2.4 ACRES WITH A DETACHED BARN, ALL IN AN OUTSTANDING RURAL SETTING WITH IMPRESSIVE COUNTRYSIDE VIEWS.



OUTSIDE

The grounds amount to about 2.4 acres. The property is reached along a private lane that leads only to Claypits Hall and Oak House beyond. The lane is through open farmland with far reaching views. From the lane a gravelled parking area gives access to the garage. There is a further gravelled parking area to the south of the property and a driveway beyond gives access to the barns and cartlodge range. To the rear is a sun terrace that overlooks a duck pond and a small wooden jetty. To the front of the house there is a lawn headed by a flower border and to the south west of the property there is a wooded area with mature trees. The principal garden stretches away to the right of the property and is laid to lawn interspersed with flower and shrub beds.

To the rear of the house is a single garage. Adjoining is a boiler room with a tool/potting shed, a further garden store and temperature controlled wine store. The main barn dated before 1550 is of an impressive timber frame construction with mullion windows that have been glazed and light and power are laid on. Barn 2 has already had some necessary restoration works carried out and again has some impressive timbers under a corrugated roof. Much of the original brick floor remains in place. To the front of barn 2, and attached to it, is a cartlodge range with open bays.

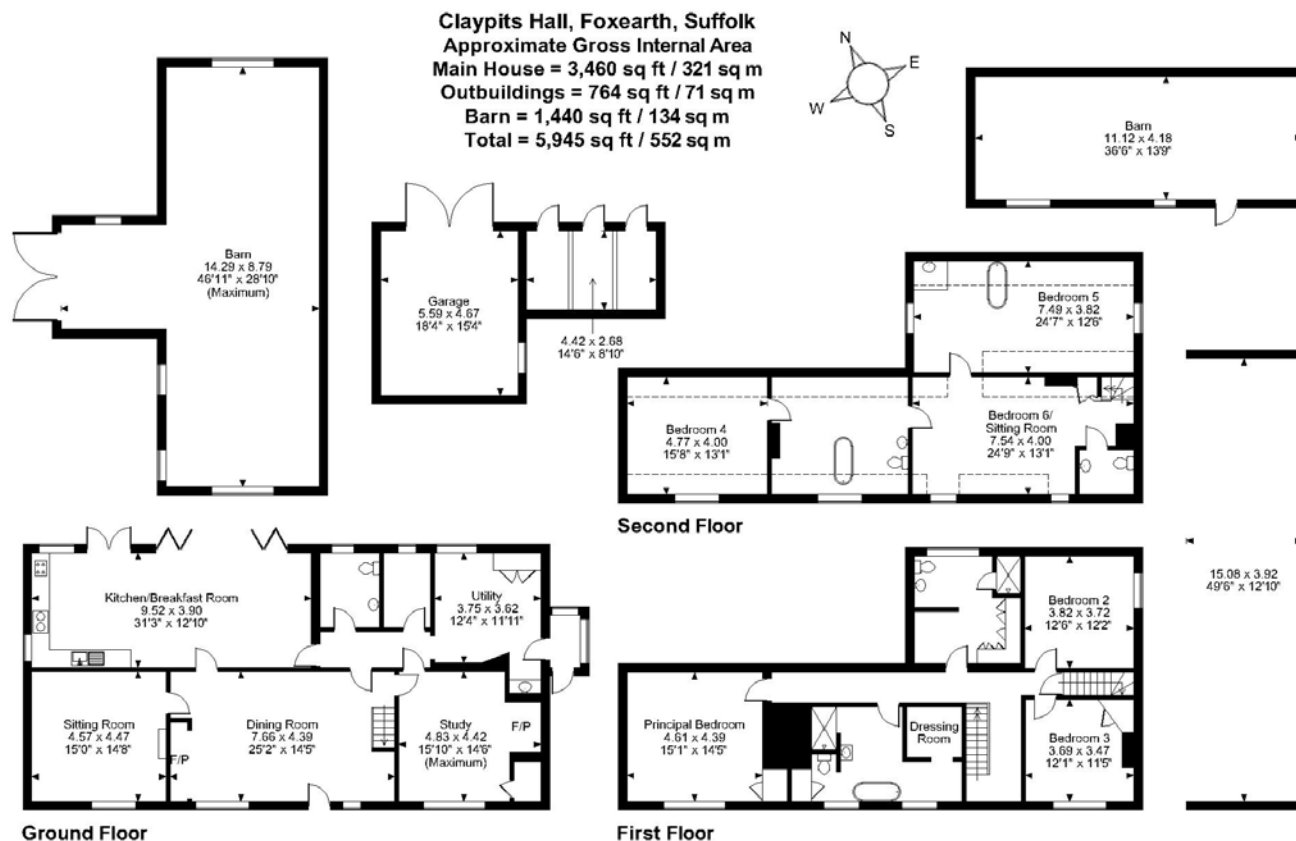
LOCATION

Situated along a private lane on the edge of Foxearth which is an attractive village situated about 2 miles to the south/west of Long Melford and surrounded by open countryside. Long Melford offers a good range of day to day amenities whilst Sudbury offers further extensive facilities including a commuter rail link to London's Liverpool Street, connecting at Marks Tey onto the mainline.

ADDITIONAL INFORMATION

Tenure: Freehold
Services: Mains electricity. Private drainage.
Water from a private borehole.
Oil fired heating
Local Authority: Braintree District Council
Council tax: Band G
What3Words [///charities.topical.stems](https://www.what3words.com/charities-topical-stems)
Viewings By appointment with Carter Jonas
T: 01787 882881





FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 --- Denotes restricted head height
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