

THORPE MORIEUX HALL

THORPE MORIEUX · LAVENHAM · SUFFOLK





THORPE MORIEUX HALL

THORPE MORIEUX • LAVENHAM • SUFFOLK

*Lavenham 4 miles, Sudbury 10 miles, Stowmarket 10 miles (London Liverpool Street 85 minutes)
Bury St Edmunds 10 miles, Colchester 22 miles (London Liverpool Street 49 minutes),
Cambridge 38 miles (London Kings Cross 50 minutes)
(All mileages and times are approximate)*

IMMACULATE TUDOR MANOR HOUSE SURROUNDED BY THE UNDULATING RIVER BRETT VALLEY

Principal bedroom, bath/dressing room, 4 further bedrooms, 2 further bathrooms, unconverted 2nd floor, reception hall, panelled sitting room, drawing room, dining room, study/office, cellar, 2 cloakrooms, kitchen/breakfast room, larder, laundry room, boot room

Cottage: 2 bedrooms, bathroom, sitting room, kitchen and cloakroom

Courtyard with garaging, stables, outbuildings.

Formal gardens, lake, tennis court, paddock, woodland, both banks of the River Brett

About 30 acres

Neighbouring 3 bedroom single storey house is available by separate negotiation

Offers invited



savills

Savills Ipswich
50 Princes Street
Ipswich, Suffolk
IP1 1RJ
Tel: (01473) 234800
ipswich@savills.com
www.savills.co.uk

Your attention is drawn to the Important
Notice on the last page of the text

SITUATION

Thorpe Morieux Hall occupies a delightful secluded position at the end of a long curving front drive. The principal outlook is over formal gardens down to a wonderful lake alongside the River Brett. Equidistant between Sudbury and Bury St Edmunds, the hamlet of Thorpe Morieux is set in undulating countryside of the River Brett valley and comprises a small group of houses and a church. Lavenham to the south is believed to be one of England's finest old wool towns; it offers extensive shopping and an exceptional range of restaurants, galleries and amazing timber framed buildings. Ipswich, Bury St Edmunds and Stowmarket have a wider range of shopping, educational and recreational facilities.



DESCRIPTION

Thorpe Morieux Hall, originally the seat of the Risby family (cloth merchants), is believed to date from about 1550 and is constructed of a heavy oak frame with brickwork and lathe and plaster under a tiled roof. It sits on an ancient manorial site recorded in the Domesday Record of 1086. The hall is Grade II* listed and is well documented in Eric Sandon's "Suffolk Houses" which highlights the three storey Jacobean porch and notable chimneys as being of particular importance.







The property has many of the features associated with this period of architecture, including high ceilings, oak panelling and fine fireplaces. The woodwork is oak, most of which was made in the 1930's to a very high standard. Most of the principal rooms enjoy beautiful views through light windows over the grounds to the lake.

The accommodation is spacious and bright and of particular note is the impressive reception hall with high ceiling and pamment floor, which leads through to the principal reception rooms. The sitting room has a full height window with delightful views over the lake, fully panelled walls, stripped floor and fireplace with stone chimney piece and decorative gilded overmantle. There is also access to the rear Jacobean porch. The drawing room has views over the exceptional raised terraced gardens to the lake, decorative cornice work, central plaster work cross beam, plaster friezes and a wide red brick open fireplace. The dining room has an extraordinary wide red brick arched open fireplace and with an outlook on to the secret walled garden.

The rear hall has a secondary staircase leading to the first floor and opens in to the study/office with views towards the lake. The Plain English kitchen has a 4 oven AGA and wall mounted units with wooden worktops. The adjoining breakfast room has a woodburner and leads through to the service quarters with a larder, laundry, cloakroom and boot room.

The house is in very good order and plumbing is laid on for further accommodation on the second floor.







The combination of this fine period house, beautiful accommodation and attractive grounds make it one of the most exceptional properties of its size in the county.

COTTAGE

Constructed from brick under a pantiled roof the property comprises a kitchen/hall, sitting room, utility/cloakroom and on the first floor 2 bedrooms and a bathroom.

COURTYARD GARAGE & OUTBUILDINGS

Constructed on raised plinth with covered walkway running the full front elevation. Pitched roof above with pigeon loft. Double garage with pine clad ceiling. There are two machinery tool sheds, two stables, potting shed and tack room.

These are constructed mainly on brick footings of either brick or timber frame with weatherboard exteriors under pitched pantiled and clay tile roofs which surround a concrete yard with an offshoot leading to the rear drive.



Total Gross internal area (approx):
683 sq m (7,320 sq ft)
For identification purposes only. Not to scale.





OUTSIDE

Thorpe Morieux Hall is approached by two driveways, the front passes individual decorative timber pillars topped with obelisks. Flanked by mowed verges and a tall hedge with mature trees it passes a large barn which is an ideal machinery store with huge potential. The lawns are interspersed by a variety of specimen trees, of particular note being a weeping beech over the front drive which leads to a gravel sweep by the front door. An archway leads through to the courtyard, around which are the outbuildings.





The delightful secluded grounds, slope down to the lake and a charming water garden below it. The River Brett flows through a belt of woodland the other side of the lake. The gardens have been imaginatively and carefully laid out to formal lawns, with walkways and a variety of mature and specimen trees.

To the south is a gravelled parking sweep within the L shape of the house. An old brick wall and a yew hedge separates a terraced garden with stone paving and a formal lawn surrounded by flower, lavender and topiary beds. Beyond espalier limes and a yew hedge lies a formal lawn and rose border. To the north there is an enclosed vegetable potager and rose garden. Further to the south is a formal orchard with several apple and pear varieties and views to the house and lake.

A hard tennis court lies to the north, which needs re-surfacing.

A concrete drive leads down to the church and to a shared rear drive.

There are paddocks to the north, west and south of the main house

Agents Note: There is a footpath leading north from the churchyard to the road.

GENERAL REMARKS AND STIPULATIONS

SERVICES

Mains water and electricity. Private drainage via a Klargester. Oil fired central heating.

POSTCODE

IP30 0NW

TENURE

Freehold with vacant possession.

VIEWING

Strictly by appointment with Savills.

DIRECTIONS

From M11, A11 and A14

(Thorpe Morieux is approximately nine miles south of Bury St Edmunds.)

From the A14 take the exit signed to Bury St Edmunds East (just east of the Sugar Beet Factory)

Take the A134 (towards Sudbury); after approx. 3 miles, at the far end of Sicklesmere turn left signed to Cockfield and Bradfield St Clare.

Follow signs to Cockfield Green, then keeping the Green on your right, at a grass triangle about half a mile further on take turn to the right signed to Thorpe Morieux and continue until you reach a grass triangle with the village sign in it where you keep right, signed to Lavenham, and continue for 300m to the drive on the left with wooden posts at the entrance (just before the end of speed limit signs). The posts are not easy to see as partly hidden by the hedge.

From Stowmarket

Take B1115 from Stowmarket and follow signs for Rattlesden Airfield through Great Finborough and Buxhall. After Buxhall ignore Airfield signs and turn right at grass triangle to Brettenham. Continue past Brettenham Church to large iron gates and the twin lodges of Old Buckenham Hall School where you turn right and on entering Thorpe Morieux turn left at grass triangle with the village sign in it and continue for 300m to the drive on the left with wooden posts at entrance (just before the end of speed limit signs). The posts are not easy to see as partly hidden by the hedge.

From Lavenham

Leave Lavenham by main street, in the direction of Bury St Edmunds, and after one mile, just before the water tower at the top of hill, turn right to Thorpe Morieux. Turn left at bottom of hill and continue to Thorpe Morieux. The drive is on the right 50 m beyond 30 mph signs with wooden posts at the entrance. The posts are not easy to see as partly hidden by the hedge.

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

16/03/21 KS





savills