



THE OLD RECTORY
Hepworth, Suffolk

Carter Jonas

THE OLD RECTORY, THE STREET, HEPWORTH SUFFOLK, IP22 2PS

- Bury St Edmunds 12 miles
- Diss 10 miles
- Thetford 9 miles
- Norwich 30 miles

Grade II listed former rectory • Grounds in excess of 4 acres • Detached two bedroom guest cottage • Converted barn complex • Three good reception rooms • Large kitchen/breakfast room • Master bedroom suite • Five further bedrooms • Gardens and enclosed meadow

DESCRIPTION

The Old Rectory is a fine Grade II listed former rectory. Largely Georgian the house was built around an earlier 17th Century core which reputedly stood on a moated site. Following the trend in architectural styling, in 1820 the house was extended and remodelled with elegant Georgian styling to reflect the social standing of the incumbent rector. Today the house provides a fabulous family home displaying a host of attractive characteristics one would expect from a country house of this status including 3 reception rooms, large dining kitchen, laundry room, 6 bedrooms and 3 bathrooms. Standing in grounds 4.37 acres including formal garden, orchard and paddock, the Old Rectory benefits from the 'Old Dairy', a recently renovated detached two-bedroom guest/staff cottage, and a large 18th Century converted barn which is a wonderful open space with adjoining kitchen and cloakroom facilities, suitable for a wide variety of uses. There is a further range of outbuildings providing garaging and storage.

OUTSIDE

Standing in well secluded mature grounds, The Old Rectory provides a wonderful degree of privacy and seclusion whilst being in the heart of the village.

A QUINTESSENTIAL GEORGIAN RECTORY WITH GROUNDS IN EXCESS OF 4 ACRES TOGETHER WITH DETACHED GUEST COTTAGE AND LARGE CONVERTED 18TH CENTURY BARN







OUTSIDE (CONT.)

With the house approached over a long sweeping driveway, the formal gardens are laid partially to lawn, divided by mature hedging into various 'rooms' with a paved terrace abutting the south-west side of the house providing an excellent al-fresco dining area. The grounds are interspersed with a wide variety of mature trees and in addition the property offers an orchard, a landscaped vegetable garden and post and railed meadow extending to 1.75 acres

A further range of outbuildings include a double garage of brick construction, timber sheds under pitched and tiled rooflines, storage areas between the main house and The Old Dairy and a large chicken coop.

LOCATION

Hepworth is situated approximately 12 miles north east of the historic Cathedral town of Bury St Edmunds and the nearby villages of Barningham, Stanton and Rickingham provide a good range of everyday amenities. The market town of Diss (approximately 10 miles distant) provides a further range of facilities together with a mainline rail link to London Liverpool Street.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: It is understood that mains electricity, water and drainage are connected. Oil fired central heating.

Local Authority: West Suffolk Council

WhatThreeWords: proposals.solution.change





The Old Rectory, The Street Hepworth, Diss

Approximate Gross Internal Area

Main House = 3,761 sq ft / 349 sq m

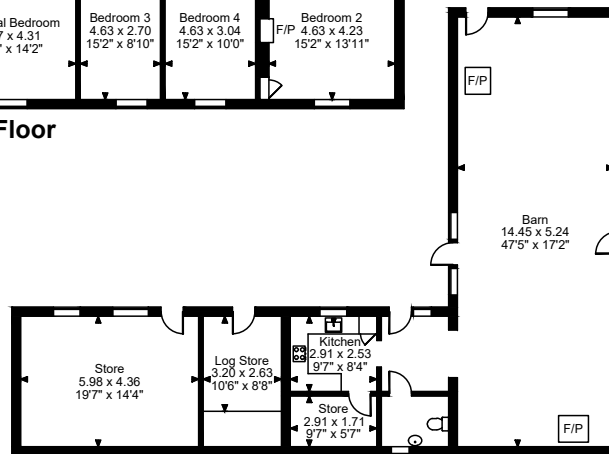
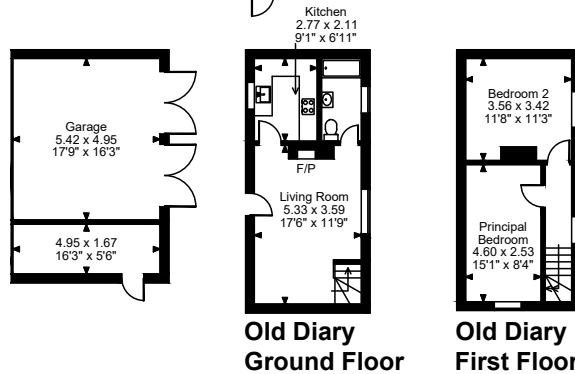
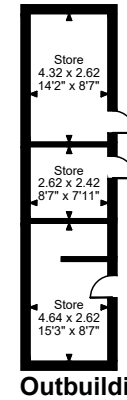
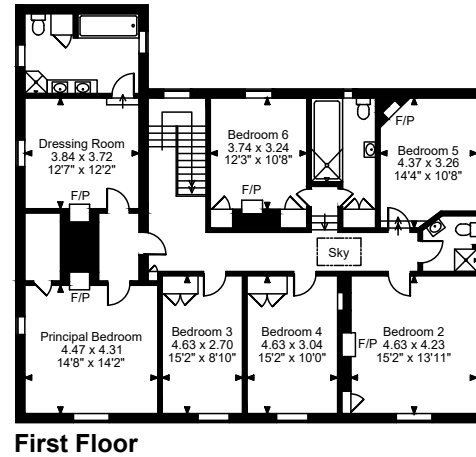
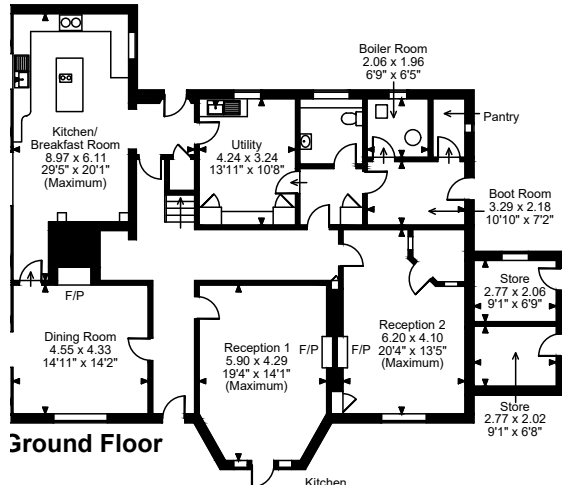
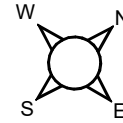
Garage = 386 sq ft / 36 sq m

Barn = 1,081 sq ft / 100 sq m

Old Diary = 620 sq ft / 58 sq m

Outbuilding & Store = 869 sq ft / 81 sq m

Total = 6,717 sq ft / 624 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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