



**SKATES HILL, GLEMSFORD,
SADBURY, CO10**

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A beautifully proportioned Suffolk Farmhouse of great character, with double-garage, off-street parking and a heavenly landscaped garden extending to approximately 0.5 acres.

Skates Hill House is an exceptional Grade II Listed country village house of C16 origin. An outstanding example of its type, this light and airy period property also benefits from an established and private garden and is surrounded by some of the most beautifully and unspoilt countryside Suffolk has to offer. Conveniently placed for Long Melford village amenities.

- *An imposing Grade II Listed Country House*
- *4 Character Double Bedrooms*
- *3 Bathrooms*
- *Superb Farmhouse Kitchen/Dining Room*
- *Sitting Room*
- *Drawing Room*
- *Garden Room*
- *Double Garage and Off-Road Parking*
- *Glorious Landscaped Gardens (approx. 0.5 acres)*
- **NO FORWARD CHAIN**

THE PROPERTY:

The accommodation retains considerable character and original features (fine staircase, exposed beams and timbers, sash windows, fireplaces, high ceilings) and is further complemented by extensive off-road parking and a detached period outbuilding (garage) which could be linked to the main house and converted to a home office or guest suite (stp).

Solid timber double gates open to a gravel drive that provides extensive parking for several vehicles and sweeps around the house on the eastern wing to the double garage at the rear of the property.

The majestic south-facing front of the house was re-fronted in gault grey brick in the C19 and features a three window range - double-hung sashes with glazing bars to the ground storey windows. A central doorway with an Ionic-sale portico opens into:





ENTRANCE HALL: Bright and welcoming with deep skirting and a high ceiling. Window to rear patio terrace. Staircase rising to the first floor. Doors to:

DRAWING ROOM: An elegant, beautifully proportioned room with a high ceiling and double-hung large sash windows to the front providing views over the garden. There is deep skirting, fireplace, marble hearth and ornate surround. French doors open into:

GARDEN ROOM: Coexisting perfectly with the original building and a favourite room of the previous owners to enjoy the morning sun and allowing natural light to pour into the drawing room. Red brick base with glazed wall panels and ceiling. French doors open on two sides. Tiled flooring with drainage.

SITTING ROOM: A charming room with a high ceiling and double-hung large sash windows to the front providing good natural light. There is deep skirting, fireplace, marble hearth and ornate surround. Two built-in bookcase cabinet units with cupboard storage below. This room could also serve as a formal dining room with direct door access to the:

KITCHEN/DINING ROOM: Double aspect and enjoying wonderful views through glazed French doors over the patio terrace and garden. Featuring a range of matching wood units and display shelving and part granite worktops. Wooden island with granite worktop, inset sink with mixer tap over. Space and plumbing for dishwasher. Space for gas-fired range cooker with a fitted extractor hood over. Sash window to the side aspect. High beamed ceiling. Exposed wall timbers. Terracotta tiled flooring.

UTILITY/BOOT ROOM: Featuring a range of matching wood units and built in cupboards/cloaks storage with partly wooden worktops, inset drainer and butler sink with mixer tap over. Space and plumbing for washing machine. Sash window to the side aspect. High beamed ceiling. Exposed wall timbers. Terracotta tiled flooring. Stable door to rear aspect. Door to walk in **PANTRY**. Further door to:

WORKSHOP: A flexible space presently utilised as a workshop but which could easily become a home office or playroom. Wall-mounted gas-fired boiler (new in 2021). Windows to the rear and side aspects.

CLOAKROOM: A spacious room with WC and wash-hand basin.

CELLAR: Divided into distinct spaces with a brick floor and currently providing useful areas for wine cellarge.

PRINCIPAL LANDING: A spacious elegant area with a high ceiling, cornicing, deep skirting and sash windows to the front and rear aspects. Access to the rear landing with large shelved walk-in linen cupboard. Doors to:

BEDROOM 1: With a high ceiling, exposed wall timbers, cornicing, deep skirting and a large double-hung sash window to the front aspect. Large built-in triple wardrobe unit. Door to:

ENSUITE BATHROOM: A glorious and spacious ensuite including a panelled bath with marble top, wall-mounted mixer tap and shower attachment. Wash hand basin with marble surround/splash-back and storage cabinet below. WC. Heated towel rail. Large sash window to side elevation.

BEDROOM 2: A stunning bedroom with a high ceiling, cornicing, deep skirting and a large double-hung sash window to the front aspect. Large built-in double shelving unit. Door to:

DRESSING AREA: With large built-in wardrobe unit. Exposed wall timbers. Door to:

ENSUITE BATHROOM: Another generous ensuite bathroom including a panelled bath with partly-tiled wall above, large, fully-tiled shower cubicle with glass door, pedestal wash hand basin with tiled surround and large mirror above. WC. Windows to side and rear elevations.

BEDROOM 3: A bright double bedroom with a high ceiling, cornicing, deep skirting and a large double-hung sash window to the side aspect. Built-in wardrobe unit. Door to:

ENSUITE BATHROOM: Featuring a panelled bath with partly-tiled wall above, pedestal wash hand basin with tiled surround and large mirror above. WC. Heated towel rail. Skylight. This bathroom can be accessed from both bedroom 3 and the landing, thus also serving bedroom 4.

BEDROOM 4: A stunning double bedroom with a high ceiling and floor-to-ceiling wood panelling. Large double-hung sash window to the side aspect. Built-in wardrobe cupboard.





OUTSIDE

The large partly-walled landscaped gardens are one of the property's most attractive features with dedicated zones for relaxing and enjoying at different times of the day. A gorgeous sun-drenched terrace adjoins the rear of the house leading to down past the double garage to a box-hedge parterre which, in turn, leads to a vegetable garden corner with two greenhouses. The gardens to the front of the property are predominantly laid to lawn and surrounded by clipped mature hedging and treescape with highlights including a circular rose garden, fig and damson tree. The secret garden in the southeast corner offers a high degree of privacy with its mature hedgerow and would be the perfect spot for a swimming pool with views over the surrounding fields and countryside.

The north wing has exposed timber framing and the upper storey on the west front is jettied with a moulded bressummer on curved brackets. There is gated access to this part of the property from the front and rear courtyard, with gated pedestrian access also from Skates Hill.

DOUBLE GARAGE: A detached period outbuilding of traditional brick construction under a tiled roof. Double doors to the front with a personnel door to the side aspect. This building could easily be linked to the main house and/or converted to a home office or guest suite (stp).









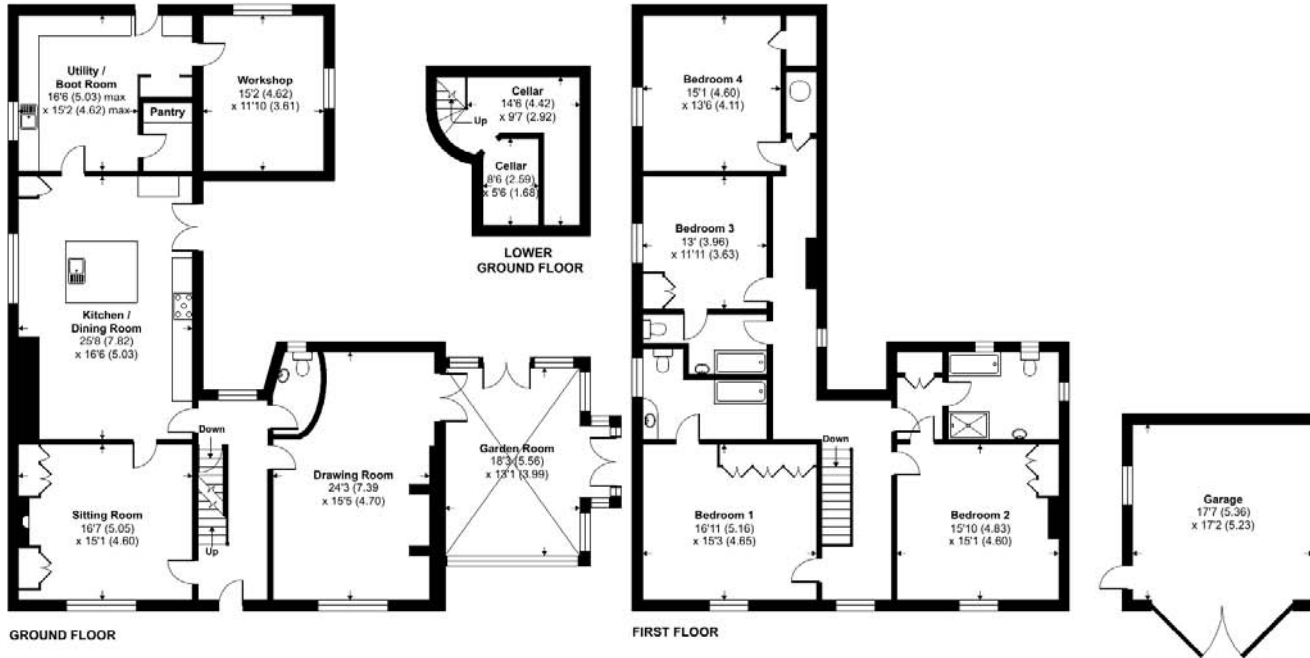
Skates Hill, Sudbury, CO10

Approximate Area = 3646 sq ft / 338.7 sq m

Garage = 303 sq ft / 28.1 sq m

Total = 3949 sq ft / 366.8 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). © nixbecom 2022. Produced for Winkworth. REF: 886325

LOCATION: Glensford is a family-friendly Suffolk village with pub, convenience shops, primary school, library, farm shop and parish church. The village enjoys close links with Long Melford, only 3 miles away providing a broad range of amenities. The Suffolk Wool Town of Sudbury is just 6 miles to the south and boasts a twice-weekly market, monthly farmers' market, supermarkets, shops, churches, restaurants, schools and medical facilities. Sudbury also provides excellent recreational clubs and associations, including rugby, football, hockey, cricket, tennis, bowls and rowing. There is also a theatre and a modern swimming pool/leisure complex. The town railway station provides a branch link to the main London and Colchester line, with fast services on to Liverpool Street and there are good bus and road connections to the surrounding area, towards the A12, M11 and Stansted Airport. The nearby market towns of Colchester and Bury St Edmunds (20 and 16 miles respectively) offer further extensive amenities.

The surrounding Stour Valley countryside is absolutely delightful - gently sloping, quintessential rural Suffolk. Country walks and numerous country pursuits are quite literally on your doorstep. The whole area has been immortalised by the paintings of Constable and Gainsborough.

SERVICES: Mains water, drainage and electricity are connected. Mains gas-fired central heating. Note: None of the services have been tested by the agent.

LOCAL AUTHORITY: Babergh District Council. Council Tax Band G.

VIEWING: Strictly by prior appointment only through Winkworth.

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