

An aerial photograph of a large, multi-story stone house with a complex roofline, including several gables and a central tower. The house is surrounded by lush green lawns, mature trees, and a small rectangular pond with a fountain in the foreground. A winding driveway leads to the property, and a large field of green crops is visible to the right. The sky is clear and blue.

DAVID  
BURR

CRANMORE GREEN HOUSE  
CRANMORE GREEN, LONG MELFORD







# CRANMORE GREEN HOUSE, Cranmore Green, Long Melford, Suffolk

A superb country house of considerable historical importance with magnificent original features in a rural location with open views and generous grounds.

Sudbury - 3 miles, Bury St. Edmunds - 12 miles, both with commuter links to London Stations.

- Substantial detached Grade II listed country house
- 16<sup>th</sup> century origins with beautiful Regency façade dating back to 1812.
- Impressive drawing room, formal dining room and separate sitting room
- AGA Kitchen/breakfast room with garden room adjacent
- Five bedrooms
- Four bathrooms (Three en-suite)
- Superb cellarage
- Two bedroom annexe
- High quality studio
- Triple garage and extensive storage
- Elevated position overlooking the Glem Valley
- Beautiful formal gardens with wide expanses of lawn
- Separate enclosed paddock
- Close to Long Melford village amenities and beautiful countryside walks
- **In all about 4.5 acres (sts)**



## LOCATION

Cranmore Green House is situated on the edge of Long Melford, a fine village characterised by its wide variety of architecture, shops and famous green dominated by the Holy Trinity Church (once described as the most moving parish church in England). The nearby market towns of Sudbury (3 miles) and the cathedral town of Bury St Edmunds (12 miles) offer a comprehensive range of facilities, the former with a commuter rail link to London Liverpool Street (90 minutes).

## THE PROPERTY

Cranmore Green House is a beautiful detached country residence in a rural location on the edge of one of our area's most highly-regarded villages. The property was designed by esteemed architect Robert Lugar, famous for his Grecian and gothic revival designs, characterised by unique roof lines and curved façades. The house was originally built in 1812 as the Steward's house for the Kentwell Hall Estate which combined with a pre-existing 16<sup>th</sup> century farm cottage.

The property has undergone a comprehensive programme of sympathetic restoration by the current owners who purchased the property in 2002. The accommodation displays many original period features including high ceilings, ornate cornicing, generously proportioned rooms, sash windows with original shutters and fine marble fireplaces. Living space includes a beautiful drawing room, formal dining room, sitting room and garden room together with a study, AGA kitchen/breakfast room, utility and cloakroom as well as a fine reception hall at ground floor. On the first floor are five bedrooms and four bathrooms, three being en-suite. On the lower ground floor is a substantial brick cellar.

Outside, the property's gardens have been beautifully curated with a variety of mature trees, open areas of lawn and an enclosed paddock. A high-quality studio lends itself to a variety of different uses and lies adjacent to a two-bedroom annexe with clear potential to generate income or for multi-generational living and a triple garage, workshop and numerous garden stores.

## AGENT'S NOTES

The property is Grade II listed.

Access to the paddock is via a legal right of way over land belonging to a third party

Some of the photographs utilised in these particulars were taken in 2021.

**POSTCODE:** CO10 9AG

**WHAT3WORDS:** warping.loving.albums

**LOCAL AUTHORITY:** Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

**COUNCIL TAX BAND:** G.





## MAIN HOUSE

**ENTRANCE PORCH:** An impressive entrance with stone flooring and double doors leading into:-

**RECEPTION HALL: (5.09m x 5.09m)** A magnificent area with ornate cornicing, deep skirting, picture rail throughout and 10'2" high ceilings. Floor-to-ceiling windows with original fitted shutters and a fine outlook over the Glem Valley. Open hearth with tiled slips and a cast iron surround. Double doors leading to:-

**DRAWING ROOM: (7.78m x 5.42m (into bay))** A superb dual aspect reception room with an outlook over the valley and gardens. Numerous original characterful features including a particularly fine marble fireplace with marble hearth.

**DINING ROOM: (9.72m (max) x 6.06m (into bay))** An excellent formal entertaining space with a bay window with original fitted shutters and further floor-to-ceiling window with fitted shutters overlooking the valley. Ample room for a large dining table and chairs adjacent to an open fireplace. Useful crockery and drinks cupboards off.

**INNER HALL:** With original Georgian staircase leading to first floor, original service bells (some still operational), staircase leading to cellar (see below), servery connecting with dining room off, cloaks cupboard with inset shelving and hanging rails, further storage room and doors leading to:-

**STUDY: (4.35m x 2.69m)** A versatile room well suited to working from home.

**CLOAKROOM:** Containing a WC and wash hand basin.

**SITTING ROOM: (4.76m x 4.13m)** A charming room with a central fireplace containing a wood burning stove situated on a stone hearth and with display shelving and recessed storage adjacent to the chimney breast and throughout. Door connecting with the drawing room and further double doors leading to:-

**GARDEN ROOM: (9.11m x 3.08m)** A high-quality addition completed in 2012 with three skylights and a dual aspect outlook over the gardens and with double doors opening onto terracing. Underfloor heating throughout and an opening leading to:-

**AGA KITCHEN/BREAKFAST ROOM: (5.87m x 5.46m)** With characterful exposed timbers, a continuation of tiled flooring with underfloor heating below and a high-quality range of base and wall level cabinets with a stainless-steel sink with mixer tap above. Four-door AGA range cooker with warming plates over and a tiled splashback and a range of integrated appliances including a dishwasher, refrigerator, freezer, Zanussi double electric combination oven and plenty of storage throughout. A central island finished with polished 'Antique Labrador' granite provides further space for seating and additional storage. Double doors leading to:-

**UTILITY: (3.10m x 1.54m)** Containing a further range of base and wall level units with polished granite worksurfaces incorporating a sink with mixer tap above and drainer to side. Space and plumbing for a dishwasher, space and plumbing for a washing machine and a door leading onto the driveway.

**PANTRY:** With tiled flooring, partially tiled walls, space for a refrigerator/freezer and extensive shelving throughout.

**CELLAR:** A superb area accessible from the inner hall and with brick and timber stairs leading down to a superb wine cellar with brick bins and flooring which is maintained at a constant temperature and includes a further enclosed room.

### First Floor

**GALLERIED LANDING:** With high ceilings, picture rail throughout, access to loft storage space and a useful walk-in wardrobe off. Doors leading to:-

**PRINCIPAL SUITE: (6.82m x 5.10m)** A superb double bedroom with a fine open outlook in two directions and with a feature fireplace with marble hearth. Door leading to:-

**EN-SUITE: (4.82m x 4.15m)** Containing a free-standing rolltop bath with mixer tap and shower attachment over, large walk-in shower with glass screen door and tiled surround. Sanitan WC, pedestal wash hand basin, chrome heated towel rail and casement windows with fitted seating below. With the additional benefit of underfloor heating.

**BEDROOM 2: (6.46m x 3.17m)** A further impressive double bedroom with a Juliet balcony off and floor-to-ceiling wood and glass panel doors with fitted shutters. Door leading to:-

**EN-SUITE:** Containing a large corner shower with rainfall style showerhead, additional attachment below, a WC and a pedestal wash hand basin. Feature fireplace and window with fine open view.

**BEDROOM 3: (5.57m x 5.40m)** A magnificent dual aspect room with curved walls and a feature fireplace.

**BEDROOM 4: (4.09m x 3.95m)** A superb guest bedroom with a view over the garden and a fireplace with stone hearth and surround.

**BEDROOM 5: (4.99m x 2.75m)** Cleverly designed with a double bed enclosed by open studwork, pretty window seating with a view over the gardens and a door leading to:-

**EN-SUITE:** With exposed oak flooring and containing a panelled bath with mixer tap and shower attachment over, WC and a pedestal wash hand basin.

**FAMILY BATHROOM:** Containing a panelled bath with shower over, WC, vanity suite and a heated towel rail.

### Outside

The property is accessible via two sets of wrought-iron gates with a sweeping in and out driveway leading in front of the property and to the side. The property enjoys an elevated position with commanding views over the valley. In front of the house itself is an attractive water feature with fountain which lies within the shadow of a fine Plane tree which was originally planted at the time the house was built, in 1812. To the righthand side of the house is the neatly enclosed area of garden with box hedging and a terrace with a rill running past. The driveway continues onto a number of useful outbuildings and a carriage circle with a further ornate fountain.

**TRIPLE GARAGE: (8.34m x 6.92m)** With timber sliding doors, power and light connected and roof storage space.

**WORKSHOP/TRACTOR SHED: (10.26 x 4.06m)** A versatile area with power and light connected ideal for the storage of garden machinery with further sliding doors.

### THE ANNEXE

An original farm building now converted into characterful accommodation ideal for multigenerational living or as a means to generate income through holiday letting or long-term letting (subject to any necessary consents). An entrance vestibule leads through to an inner hall and in turn serves a:-

**KITCHEN: (4.02m x 1.54m)** With a range of base level units with wooden worksurfaces incorporating stainless-steel sink with mixer tap above and drainer to side and a four-ring induction hob. Space and plumbing for a washing machine and space for a free-standing refrigerator. Opening leading to:-

**DINING AREA (2.86m x 1.67m)** with a view over the gardens, space for a dining table and chairs and open studwork leading to:-

**SITTING ROOM: (5.89m x 3.74m)** With twin sets of floor-to-ceiling wood and glass panel double doors, plenty of space for seating and a central mellow red brick chimney breast with inset wood burning stove, brick arch and a herringbone brick hearth.

**BEDROOM 1: (2.93m x 2.87m)** A double bedroom with door leading outside, storage cupboard off and further door leading to:-

**EN-SUITE:** Containing a panelled bath with mixer tap and shower attachment over, WC and a large contemporary vanity suite. Full-height heated towel rail.

**BEDROOM 2: (4.55m x 2.62m)** A further charming double bedroom with an outlook over the grounds and exposed timbers.

**SHOWER ROOM:** Containing a shower, W.C. and wash hand basin.

## STUDIO/OUTBUILDINGS

A versatile area which has recently been converted and would now be suitable for a number of potential uses. A hallway serves two useful **STORAGE ROOMS/WORKSHOPS** and further double doors lead into:-

**STUDIO: (9.42m x 5.70m)** With high ceilings, tiled flooring and a panoramic outlook over the property's gardens and valley adjacent. The room was formerly a billiard room but is currently utilised as an artist's studio but with the clear potential to be used as either a home gymnasium, separate space to work from home, party room or summerhouse.

To the rear of the studio is a useful gardener's W.C.

## THE GARDENS

The property benefits from stunning formal gardens which surround the house and extend with open expanses of lawn. A rose arbour separates the driveway from the gardens which contain a fine variety of specimen trees including Silver Birch, Oak and Chestnut and Cherry. Within the grounds is an attractive **SUMMERHOUSE** and a five-bar gate leads across an access (with a legal right-of-way) into an enclosed paddock which in itself measures in the region of **0.5 acres**. Adjacent to the annexe is a mediterranean style garden containing a fine mulberry tree and a separate vegetable garden with four raised beds, rose beds and two espalier pear trees.

**In all approx. 4.5 acres (sts)**

**SERVICES:** Main water and a well. Private drainage. Main electricity connected. Oil fired heating by radiators to the house. LPG heating to the annexe. **NOTE:** None of these services have been tested by the agent.

**EPC RATING:** Exempt – Listed.

**TENURE:** Freehold

**CONSTRUCTION TYPE:** Timber framed to the rear, gault brick and slate façade.

**COMMUNICATION SERVICES (source Ofcom):**

**Broadband:** Yes. Speed: 1000 mbps download, 220 mbps upload

**Phone signal:** Yes – EE, Three, O2, Vodafone

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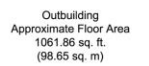
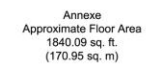
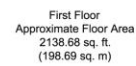
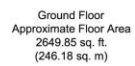
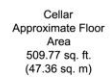
**VIEWING:** Strictly by prior appointment only through DAVID BURR.

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