

An exquisite, substantial former rectory, presented to the highest of standards, situated at the end of the sweeping drive within established grounds of almost five acres.

Guide Price
£1,650,000 Freehold
Ref: P7359/C

Halcyon House
Church Street
Worlingworth
Suffolk
IP13 7NT



Hallway, drawing room, sitting room, study, reception hall, snug, kitchen, orangery/dining room, utility room, cloakroom and cellar. Five first floor bedrooms and three bath/shower rooms. Three second floor bedrooms, dressing room and bathroom. Attractive formal and informal gardens with lawns, ponds and woodland. Substantial cartlodge, buildings and barns. In all, approximately 4.8 acres.

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Location

Halcyon House is set back from a country lane on the northern edge of the village, surrounded by established gardens. Worlingworth itself has a village pub, The Swan as well as a shop. It is just 5.5 miles from Framlingham, which is best known locally for its fine medieval castle. Framlingham offers a good choice of schooling in both the state and private sectors and also benefits from an excellent variety of shops including a Co-operative supermarket, a medical centre, public houses and restaurants. The delightful small town of Eye is just over 7 miles away and offers day-to-day shopping facilities, as well as further schooling. It is well known for its motte and bailey castle and its varied cultural activities throughout the year, which include theatre productions, classical music concerts and an annual art exhibition. Aldeburgh and the Snape Maltings Concert Hall, home to the Aldeburgh Festival, are within easy reach. For commuters, the main railway station at Diss provides direct services to London's Liverpool Street Station, Ipswich and Norwich. Located approximately 13 miles from the property, Diss also offers an eighteen hole golf course, tennis and squash clubs, an indoor swimming pool and gym, as well as Tesco, Morrisons and Aldi supermarkets. Just over 19 miles from the property is the county town of Ipswich, which offers further national shops and services.

Description

Halcyon House is a most attractive former rectory situated at the end of a sweeping driveway. The house is Grade II Listed and is believed to date back to the 16th/17th century with extensive remodelling in the early 19th century. The property is constructed from brick and timber frame with rendered and colourwashed elevations, enhanced by two bays under pitched tile roofs.

The house has been beautifully and sympathetically updated in recent years and boasts a wide range of original features including open fireplaces, high ceilings and attractive sash windows.

A front door opens to a hallway with fitted cupboards and doors off to the reception hall, drawing room and sitting room. The dual aspect drawing room has a ceiling height of 9'9 and has vast windows overlooking the grounds as well as a open fireplace. The sitting room again has high ceilings and sash windows to the front. In addition is a fireplace with wood burning stove and doors off to the study and orangery. The study offers privacy away from the core of the house and there is a door to the exterior.

Located centrally within the house is the reception hall which has stairs to the first floor landing, access to the cloakroom with WC, the cellar, kitchen and the snug. Here, there is a wood burning stove and window with attractive views. There is a stunning kitchen fitted with some bespoke wall units and granite worktops. In addition is a kitchen island. There are sash windows overlooking the garden and a door to the utility room and also the orangery. This works as a fabulous dining room and has wall to wall windows overlooking the grounds as well as a glazed roof with fitted blinds.

On the first floor there are five double bedrooms as well as three recently refitted bath/shower rooms that are beautifully presented. From the landing, stairs lead up to the second floor where there is a central dressing room with fitted wardrobes and doors off to bedrooms six, seven and eight. All three bedrooms are doubles and overlook the grounds. Bedroom six has an en-suite bathroom.

Outside

Halcyon House is approached through gates onto a curving gravel drive which culminates in a wide parking area and leads to the cartlodge, buildings and barn. The double cartlodge measures approximately 20' x 18'3 and attached to this are buildings with a store room above. Adjacent to the building is a historic small barn and further range of brick and timber outbuildings. Adjacent to these is a buried rainwater harvester which could ideal for watering the garden during the summer months.

The house itself sits centrally within its established grounds which are interspersed by numerous trees, a large pond, which is believed to be the original village swimming pond and with a backdrop of the attractive village church. There is a strip of woodland that runs along one side of the property. To the rear of the house is a south facing patio leading onto a croquet lawn with steps down to the garden, adjacent to which are domestic outbuildings. To the west of the house is a courtyard with Wisteria entwined pergolas and Box hedging. There are several long established fruit trees including Mulberry, Quince and Apple. Beyond the more formal gardens is a flower meadow/paddock. In all, the grounds extend to approximately 4.8 acres.



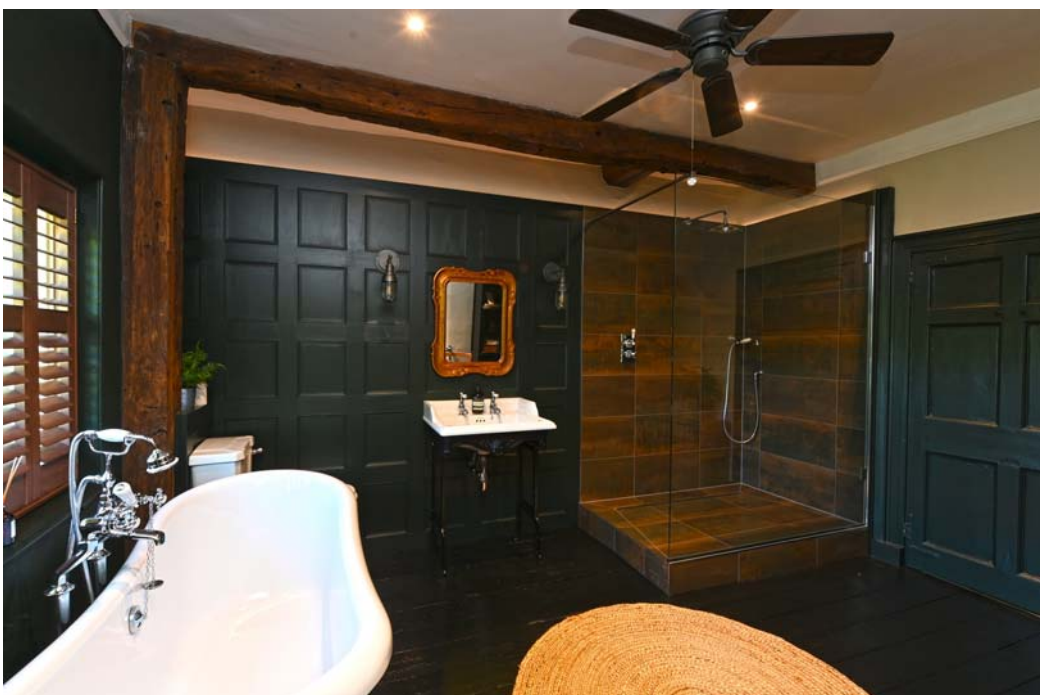




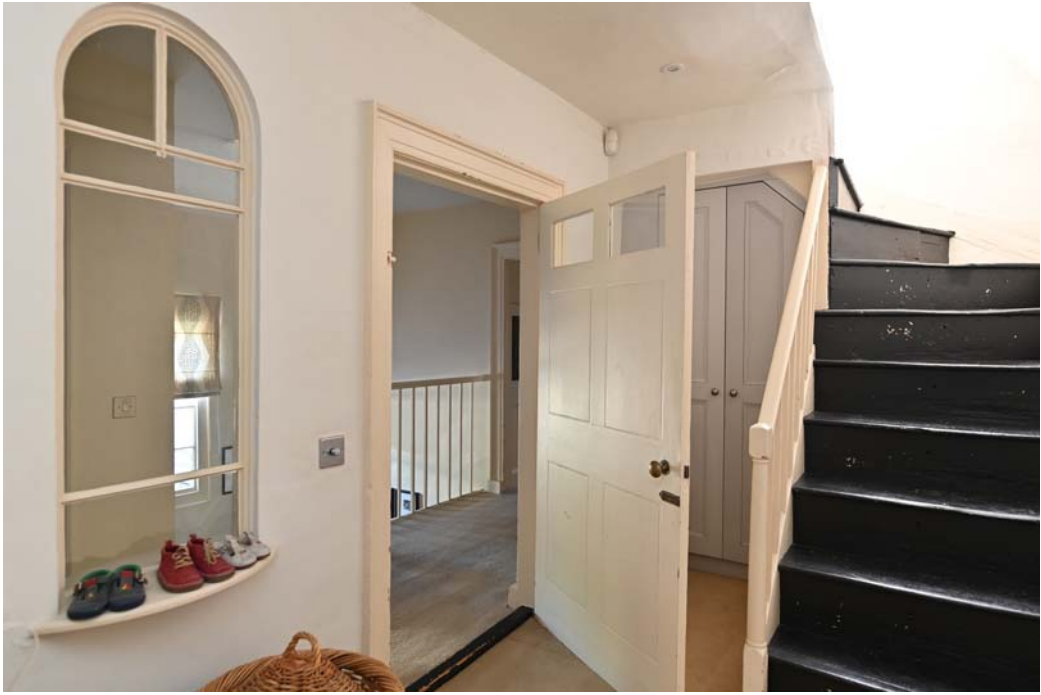


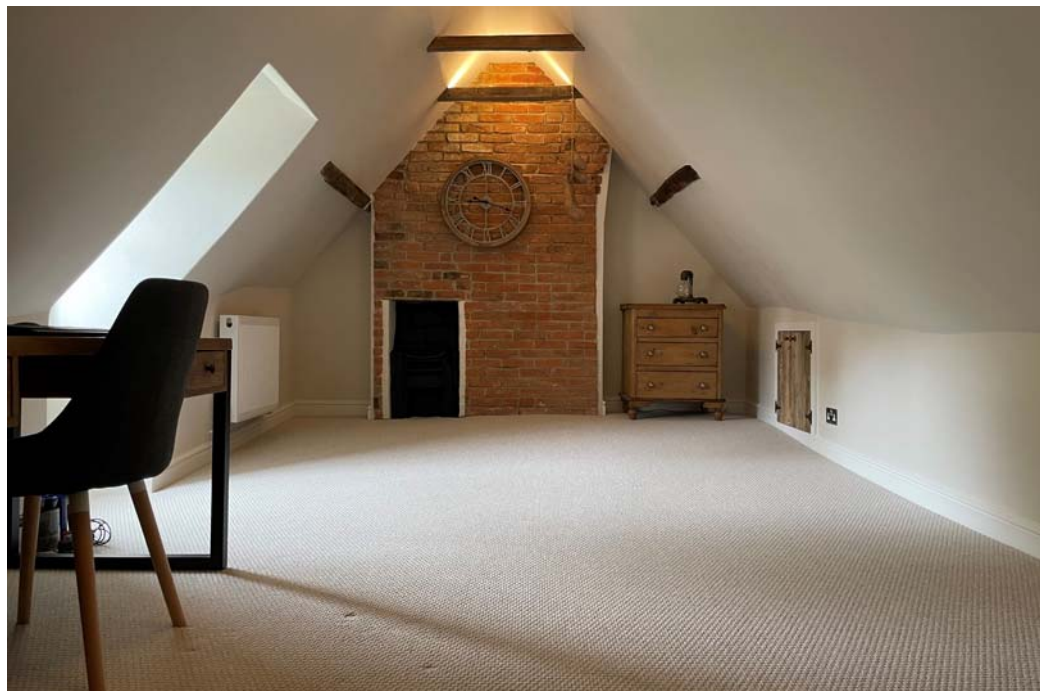








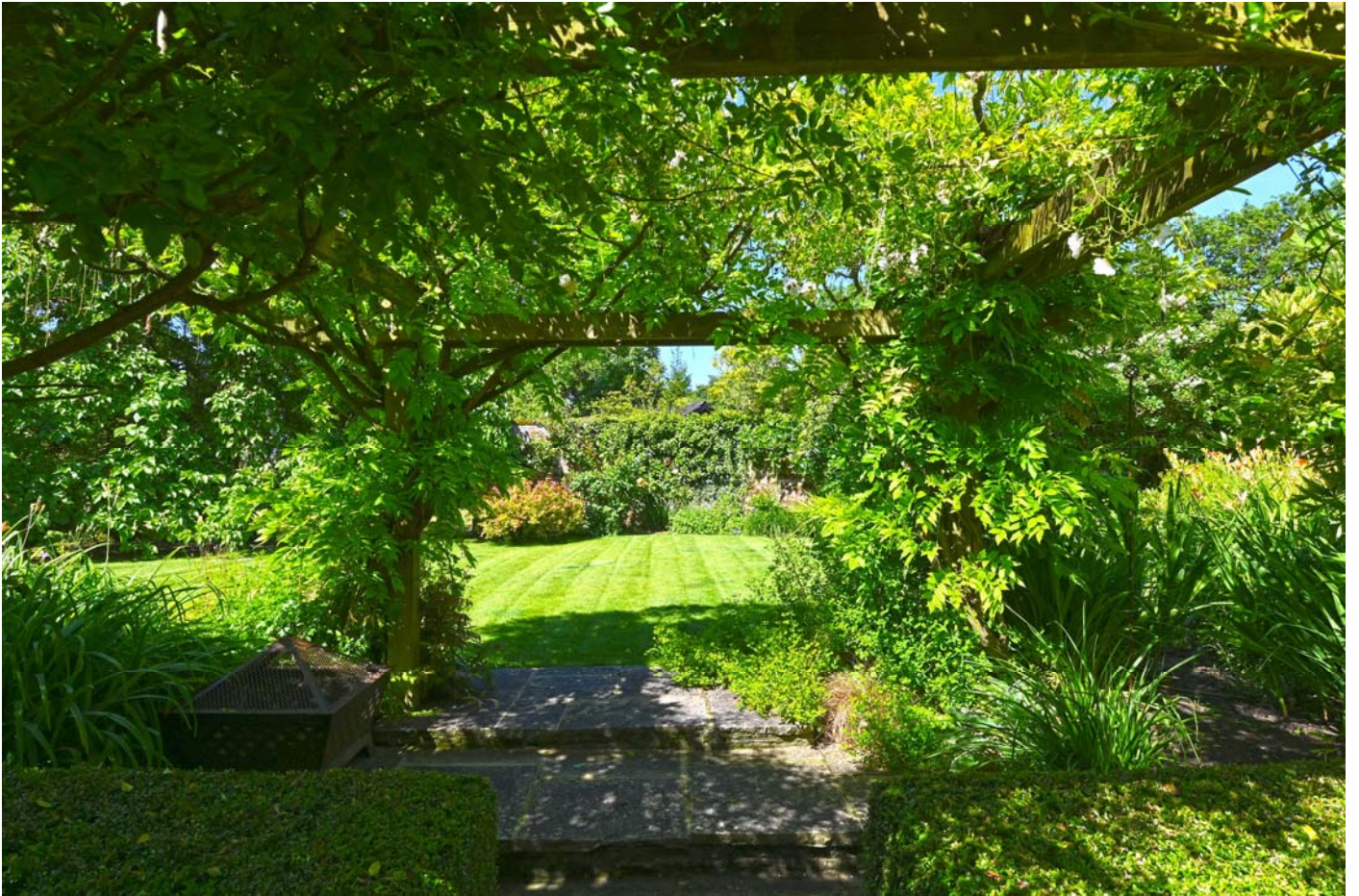








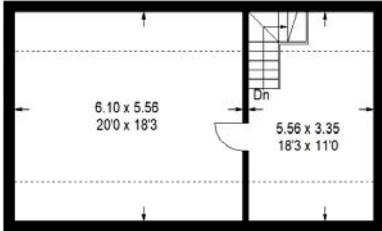




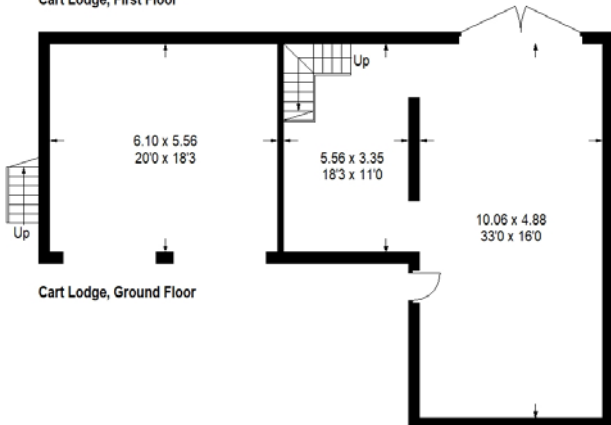


Halcyon House, Worlingworth

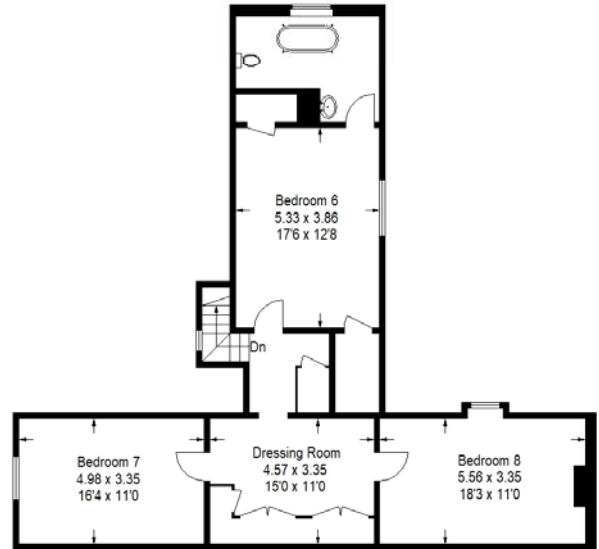
Approximate Gross Internal Area = 499.1 sq m / 5372 sq ft
 Cart Lodge = 158.6 sq m / 1707 sq ft
 Total = 657.7 sq m / 7079 sq ft



Cart Lodge, First Floor

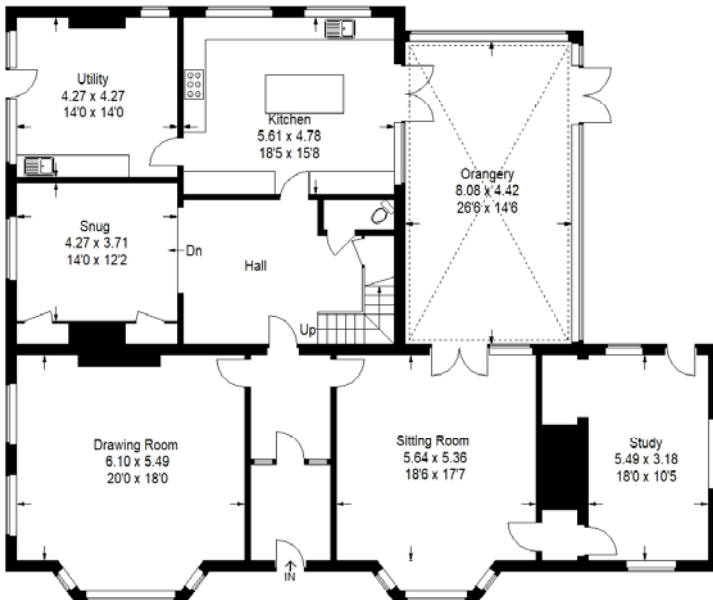


Cart Lodge, Ground Floor



Second Floor

= Reduced headroom below 1.5 m / 5'0"



Ground Floor



First Floor



Viewing Strictly by appointment with the agent.

Services Mains water, electricity and drainage. Oil fired central heating system with bottled gas for the stove. Underfloor heating in the kitchen and orangery.

Broadband To check the broadband coverage available in the area click this link –
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area click this link –
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC Rating = N/A (Grade II Listed)

Council Tax Band H; £4,126.08 payable per annum 2024/2025

Local Authority Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0300 1234000

NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have been made aware of covenants that may impact the property, and interested parties should speak to the agents about these. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

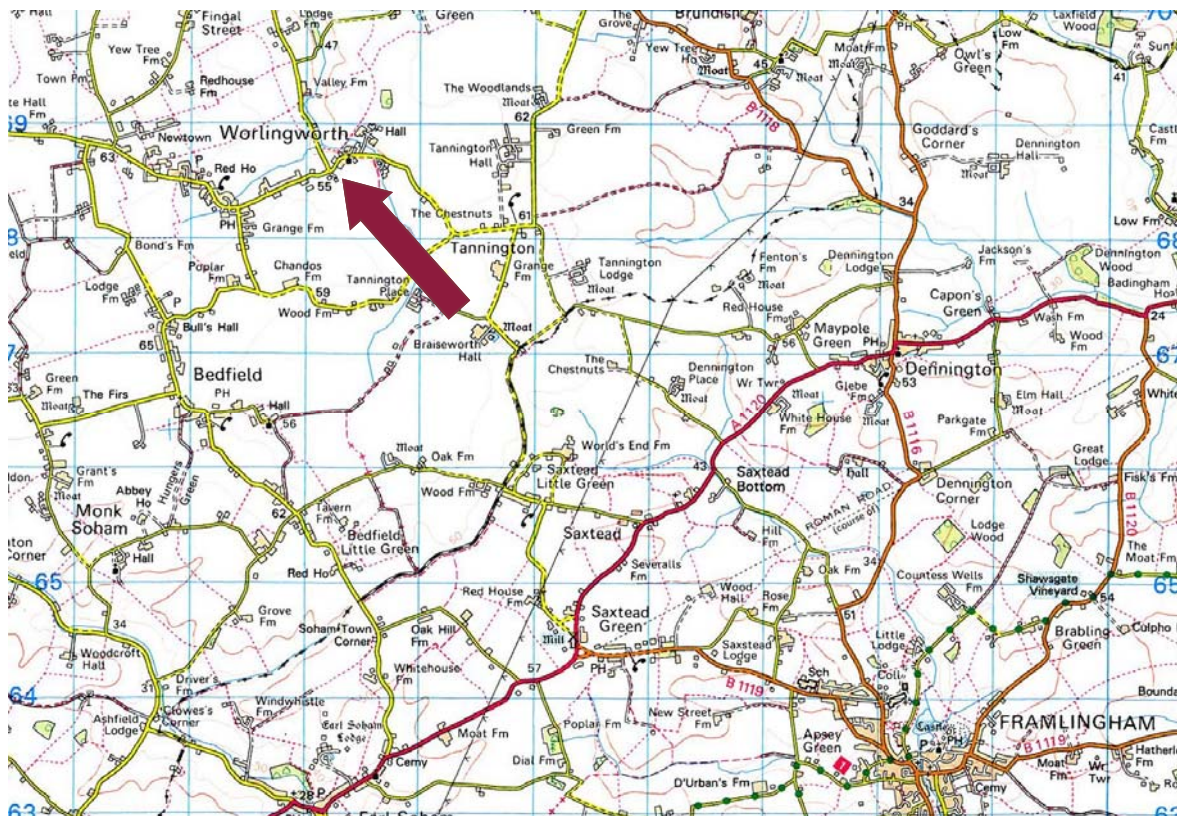
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

June 2024

Directions

From London, take the A12 bypassing Chelmsford and Colchester. After approximately 50 miles, at the roundabout turn left onto the A14 (signposted to Bury St Edmunds and Norwich). After approximately 8 miles, take the Norwich/Diss exit onto the A140. Upon entering Earl Stonham, turn right on to the A1120 where signposted to Debenham/Stonham Aspal. Continue through Stonham Aspal and at the end of the road in Pettaugh turn right to continue along the A1120. Upon reaching Earl Soham, turn right towards Framlingham. Proceed through the village and turn left on the outskirts of Earl Soham towards Bedfield. Continue through Bedfield and follow the signs to Worlingworth. Upon reaching Worlingworth, turn right and proceed through the majority of the village. Just before the church, Halcyon House will be found on the right hand side.

What3Words location: ///youngest.extra.emotional



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