



Peacock
Priory

Shimpling, Suffolk



An immaculately created home in a private rural setting with far reaching views

Peacock Priory, Old Rectory Lane, Shimpling, Bury St Edmunds, Suffolk, IP29 4HQ

Lavenham 5 miles, Sudbury 8.5 miles (London Liverpool Street 80 minutes),
Bury St Edmunds 11 miles, Colchester 23 miles (London Liverpool Street 54 minutes)

All distances and times are approximate

Features:

Entrance/dining hall, drawing room, orangery, open plan kitchen/dining room, media room,
reading room, cloakroom, laundry room, second kitchen, changing room/shower room

Four bedroom suites, three with access to south facing balcony

One bedroom self-contained cottage

Oast house office with cellar below, stable block, tack room and wash room, large modern barn

Swimming pool, manège, greenhouse

Productive vegetable and flower garden, paddocks

About 7.87 acres



Situation

Approached over a long, private driveway Peacock Priory is flanked with well-maintained agricultural land and 25 acres of ancient woodland designated as a Site of Special Scientific Interest and one of the highest points in Suffolk. The village of Shimpling, with a church, pub and village hall is a short distance away. The property lies between Long Melford and the historic market town of Lavenham, 5 miles distant or Sudbury, 8.5 miles away, which offer a wide range of recreational and commercial facilities.

More comprehensive amenities are available in Bury St Edmunds, 11 miles whilst both Cambridge and Newmarket are within reach.

Fast and frequent trains leave Sudbury and Colchester reaching London Liverpool Street in 80 minutes and 50 minutes respectively. The A414 is approximately 10 miles to the north.



The property

Created from a range of historic buildings, Peacock Priory has been extensively remodelled to combine light and spacious reception rooms with comfortable bedroom accommodation on the first floor. Sections of the original period detail such as some brick and flint walls have been carefully retained and cleverly merged with new soft red brick flooring, exposed timbers and mullioned windows together with some exceptional parquetry to the front elevation.

A particular feature is the beautifully designed kitchen with hand built units, a large central island with breakfast bar and a central skylight. Slim profile, slide and fold glazed doors open seamlessly from the kitchen and the dining room onto the matching brick terrace, overlooking the swimming pool and the intimate formal garden. The magnificent drawing room is centred on a raised, open fireplace with a substantial oak ceiling, soft red brick flooring and glazed doors opening onto the south facing terrace and garden.

Adjoining the house is a charming single storey self-contained studio cottage which could be incorporated into the house if required; whilst on the east side of the house is a two story annexe which offers great flexibility. Across the garden is the tack room, horse wash room/solarium and a large stable.

There is an extensive range of outbuildings including the oast house office with a cellar/storage barn a separate stable block and a large barn.



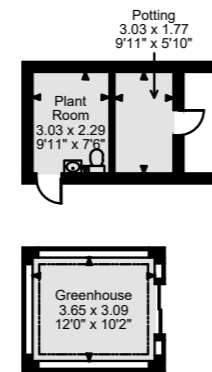
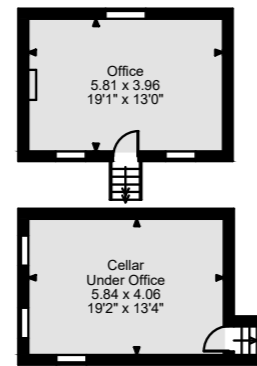
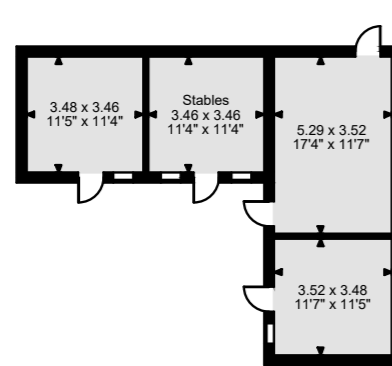
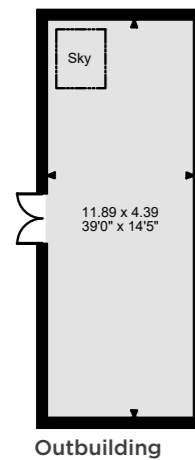
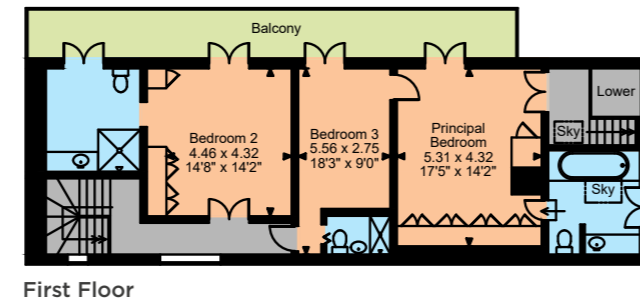
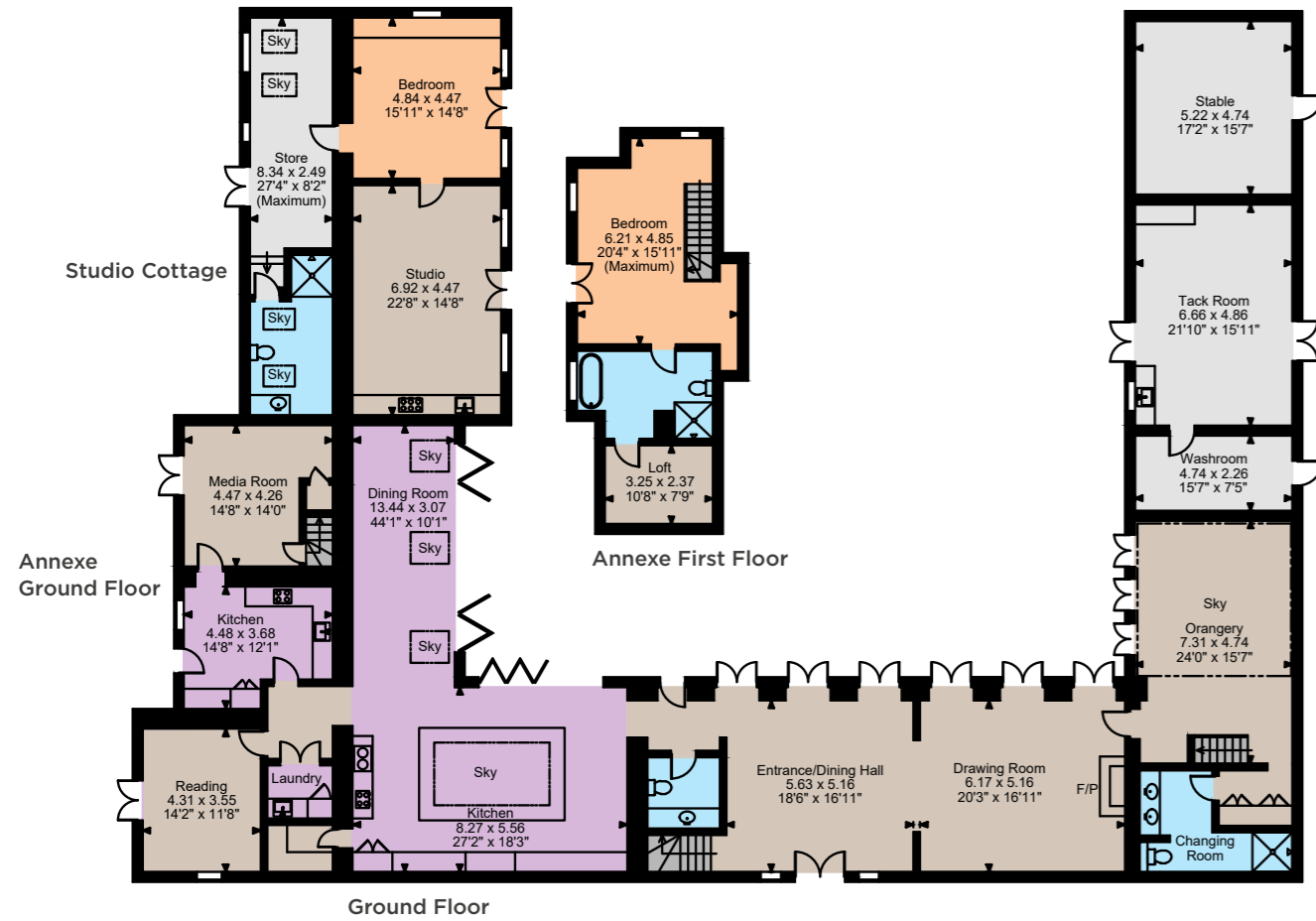


*Floorplans for Peacock Priory,
Old Rectory Lane, Shimpling, Bury St Edmunds, Suffolk, IP29 4HQ*

Approximate Gross Internal Area*:
 Main House: 4,004 sq ft / 372 sq m
 Annexe: 1,194 sq ft / 111 sq m
 Studio Cottage: 973 sq ft / 90 sq m
 Outbuildings: 1,936 sq ft / 180 sq m
 Balcony: 229 sq ft / 21 sq m
 Total: 8,107 sq ft / 753 sq m

Illustration for identification purposes only.
 Not to scale.

*As defined by RICS - Code of Measuring Practice.





Gardens and Grounds

The gardens and grounds are a particular feature. The formal gardens nestle in the shelter of the house with a centrally set swimming pool. An arched gateway leads through to the productive vegetable, soft fruit and flower garden with a greenhouse.

General

Services: Mains water and electricity are connected. Drainage is to a Klargester system. The house and swimming pool are heated by two air-source heat pumps.

Tenure: Freehold

Rights of Way: A footpath crosses part of the property. Further details can be provided by the agents.

Guide Price: £3,500,000

Local Authority: Babergh District Council

Council Tax: Band G

EPC Rating :C

Viewings: Strictly by appointment with Strutt & Parker

Directions

From Sudbury, travel north on to A131 at the roundabout take the second exit onto the A134. After 4 miles turn left onto Aveley Lane, and two miles later turn right onto Old Rectory Lane. Follow the lane past the cottages and onto the private drive, bear right and the top.



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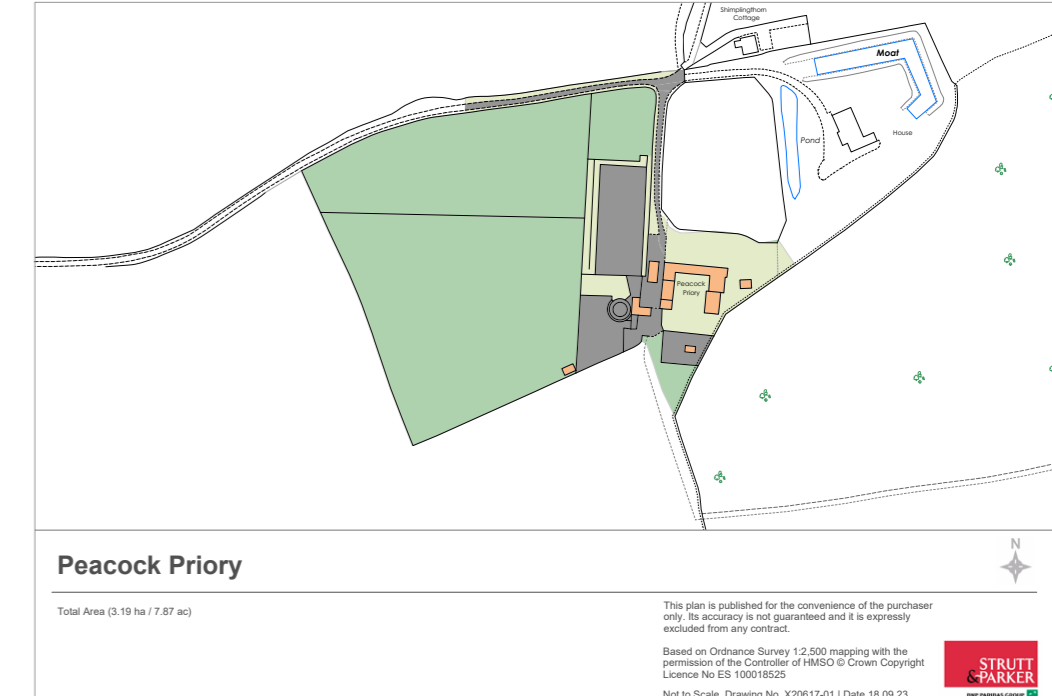
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