



THE CORNER HOUSE

Kersey | Suffolk



Chapman Sticks





Chapman Stickels

A FINE GRADE II* LISTED HOUSE OCCUPYING A WONDERFUL ELEVATED POSITION WITH FAR-REACHING VIEWS OVER THE VILLAGE AND UNDULATING COUNTRYSIDE

- Glazed vestibule • Entrance hall • Kitchen / breakfast room •
- Pantry • Garden room • Utility room • Shower room • Sitting room •
- Dining hall • Study • 2 double bedrooms • 2 single bedrooms •
- Bathroom • Detached garage • Off-road parking • Gardens •
- About 0.25 acres in all •

Hadleigh - 2 miles / Ipswich - 11 miles / Colchester - 15 miles (London Liverpool Street from 48mins) / Manningtree - 12 miles (London Liverpool Street from 59mins)





The Property

Occupying a prominent position at the northern end of the village, The Corner House is one of Kersey's most iconic period buildings which is reflected in its high-status listing. Dating from the 15th Century, the front section forms the original part of the house which comprises the principal reception rooms. To the east, a twin aspect sitting room gives delightful views over the garden and the pretty street scene to the north, likewise the dining hall (with cellar - having light, carpeted, power and TV point). Both rooms have Tudor brick arched fireplaces which are attractive focal points. The remaining principal reception room, a study, is to the west, giving further scenic views over the adjacent 'Ancient Houses'.

To the rear, a range of later single storey additions comprise the kitchen / breakfast room with fitted pine units and worksurfaces on two walls, with an oil-fired AGA, boiler and pantry. Adjacent to the kitchen (east) is the garden room with double doors onto the patio. Accessed via a glazed vestibule to the east, the remaining ground floor space comprises a side hall, utility room and shower room.

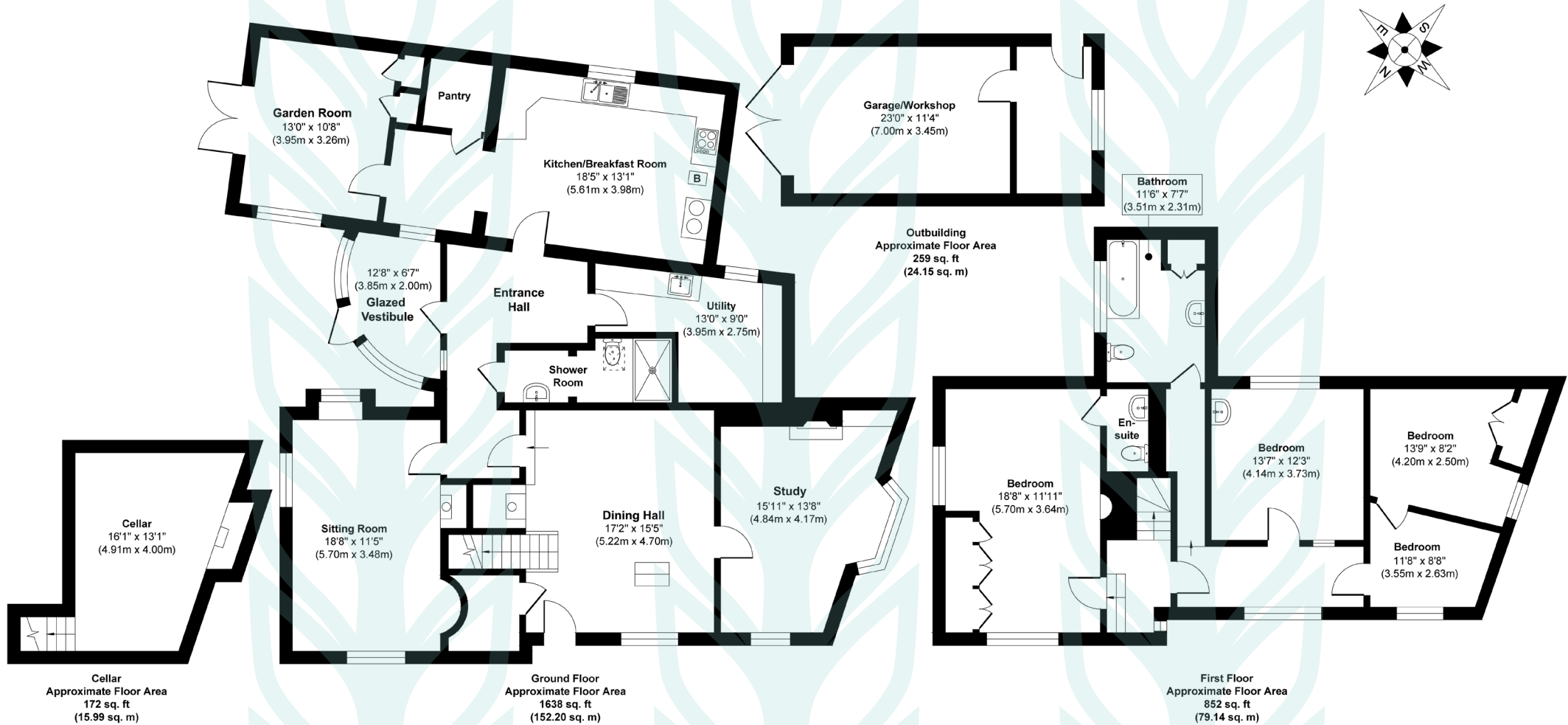
The first floor mostly forms the original front part of the house which mirrors the scenic views of the ground floor - particularly the main bedroom - which has an unusual 'half barrel' fireplace. The front corridor leads to a family bathroom and three further bedrooms, where the end two western single bedrooms are formed by a central modern stud wall which could be easily removed, and in doing so, would reinstate one large double room.

Outside, the wonderful part-walled gardens are a special feature which are located immediately to the east of the house and extend to the south, forming a lower section. The gardens chiefly consist of a raised shingle terrace leading onto areas of lawn which meander through well-tended flower and shrub borders with areas of soft fruits and small apple trees. Accessed via the The Street, a paved parking area provides further off-road parking through timber gates. Of particular note is the detached outbuilding / garage being a former Blacksmith's workshop, which displays attractive brick nogging on its southern wall. This building has power connected and a lean-to log store. In all the property covers some 0.26 acres.





The Corner House, The Street, Kersey, IP7 6DY



Approx. Gross Internal Floor Area 2921 sq. ft / 271.48 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Location

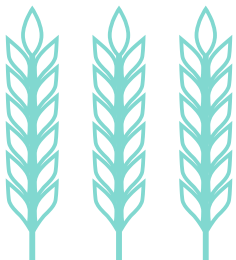
Kersey is widely regarded as one of the prettiest villages in Suffolk and has a fine church and public house. Most everyday needs can be found in the town of Hadleigh, about 2 miles to the south. The historic town of Lavenham is about 8 miles, Bury St Edmunds about 16 miles to the north, Sudbury about 9 miles to the west and Colchester, with mainline rail services to London, about 15 miles to the south. The County Town of Ipswich lies about 12 miles to the east, again with rail services to London Liverpool Street.

Services

Mains water, electricity and drainage. Oil-fired heating.

Local Authority and Council Tax

Babergh & Mid Suffolk District Council
Band G (2020/21)



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