



## Plough Hill | Stansfield, Sudbury, Suffolk, CO10 8LT



### Features

- Grade II listed property in 0.66 acres of landscaped grounds
- 2-bedroom house and 2-bedroom cottage
- Sitting room with inglenook fireplace
- Semi-vaulted kitchen/breakfast room with modern appliances
- Master bedroom with vaulted ceiling and exposed crown post
- Converted barn with underfloor heating and kitchenette
- Private gardens with mature trees and alfresco dining terrace

Discover the charm and character of Plough House and Plough Hill Cottage, an exceptional Grade II listed property set within approximately 0.66 acres of beautifully landscaped grounds. This unique estate features a 4-bedroom connected house and cottage, along with a superbly converted barn/recording studio offering versatile space for various uses. Renovated to a high specification and sympathetically modernised, this property seamlessly blends historic charm with modern luxury.



### Plough House

Step into Plough House through the front porch into the impressive, high-ceilinged drawing room, showcasing a pamment tiled floor, a bressumer beamed inglenook fireplace with a log-burning stove, and substantial exposed timber frames. The room's large windows, including a rediscovered timber mullioned window, flood the space with natural light. Adjacent to the drawing room, the dining room/study offers a cosy retreat with a hatch to the kitchen/breakfast room. The stylish, semi-vaulted kitchen/breakfast room features modern appliances, ample storage, and picturesque views of the rear garden.

Upstairs, the master bedroom boasts a fully vaulted ceiling with an exposed crown post, while the second double bedroom provides comfort and elegance. The spacious family bathroom completes the first-floor accommodation.

### Plough Hill Cottage

Connected to Plough House through a rear hall, Plough Hill Cottage offers its own entrance from the front garden. The cosy sitting room features an inglenook fireplace with a log-burning stove. The well-fitted kitchen/breakfast room includes modern appliances and an original fireplace. The vaulted dining room, with a new staircase leading to a galleried mezzanine double bedroom, offers a unique architectural feature. Additionally, the ground floor includes a double bedroom and a modern family bathroom.

The attached studio/garden room, with French doors opening to the rear garden, provides an ideal space for hobbies or a home office, with delightful views of the paddocks beyond.

### Converted Barn/Recording Studio

The converted barn is a standout feature, offering underfloor heating, double-glazed windows, and flexible use as a recording studio, home office, party barn, or guest accommodation. It includes a music room, recording room, kitchenette, and WC.

### Grounds

The grounds of Plough House and Plough Hill Cottage are truly exceptional, providing a serene and private oasis. A gated driveway, lined with mature trees and shrubs, leads to the front of the house, offering ample parking space and ease of access. The driveway continues around to the rear of the property, providing a spacious parking and turning area, as well as access to the link-detached converted barn and garage.

The expansive rear garden is a highlight, with well-



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maintained lawns that extend down the hill, offering plenty of space for outdoor activities and relaxation. A charming terrace with a pergola is perfect for alfresco dining and entertaining, surrounded by beautifully landscaped shrub and flower beds. The garden is dotted with a selection of mature specimen trees, providing shade and adding to the property's picturesque appeal.

From the rear garden, there are delightful views over the neighbouring horse paddocks, creating a sense of tranquility and connection to the countryside. The garden behind the barn offers additional space and privacy, ideal for quiet contemplation or enjoying the natural surroundings. The Cottage Studio/Garden Room also benefits from its own private garden area, with French doors opening onto the lush greenery.

#### **THE LOCATION**

Stansfield, a picturesque village in Suffolk, exudes a charming rural ambiance with a strong sense of community. It lies about 25 minutes from Bury St Edmunds, 30 minutes from Sudbury, and Newmarket, and offers scenic lanes and footpaths perfect for leisurely strolls.

The village features the historic All Saints Church, a flint-fronted building dating back to the Norman conquest, and a vibrant Village Hall hosting regular events such as book clubs, bridge clubs, and cricket matches. Wickhambrook Community Primary School, 2.9 miles away, serves younger children, while Stour Valley Community School, 4.3 miles away, caters to older students.

Nearby towns and villages enhance Stansfield's appeal. Clare, known for its rich history and antique shops, is a short drive away. Cavendish offers quaint streets and traditional pubs. Assington Green and Thurston End provide additional rural charm, while the thriving town of Bury St Edmunds boasts a range of shopping, dining, and cultural attractions.

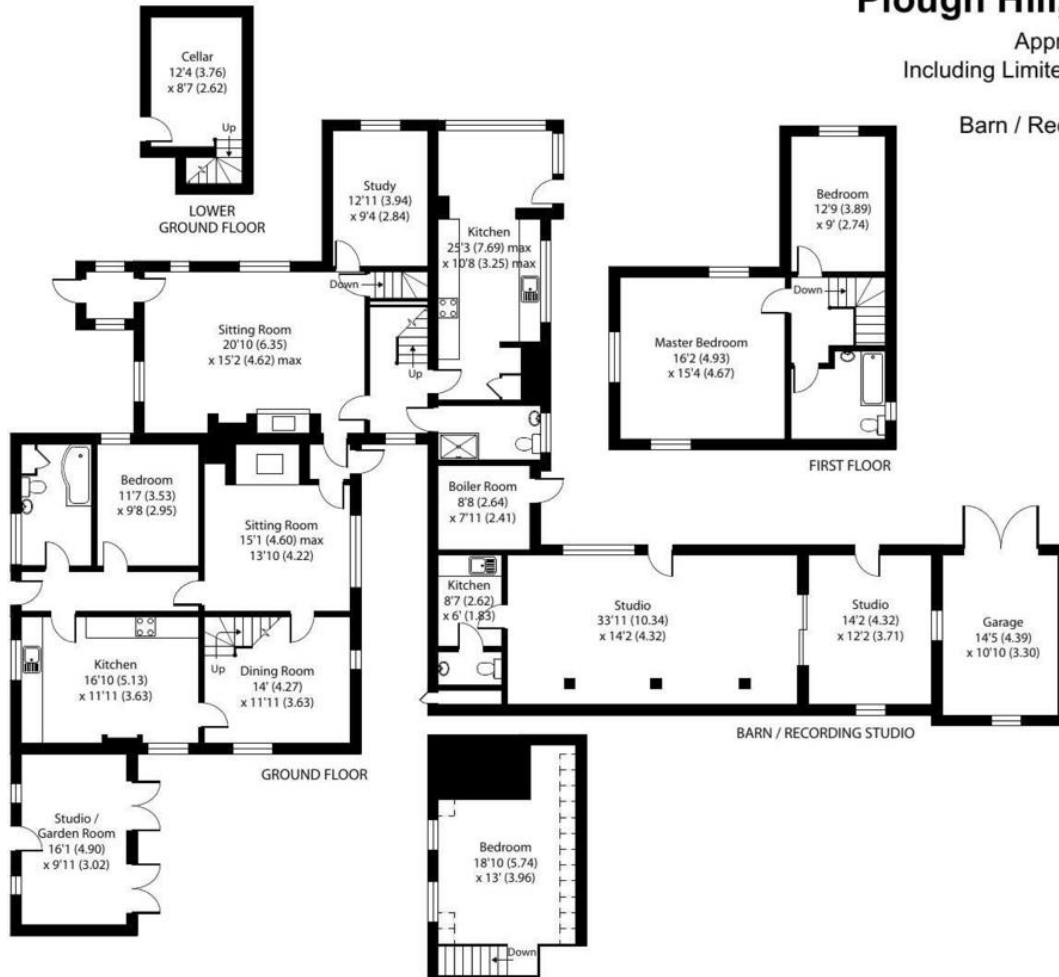
Stansfield residents benefit from the proximity to Sudbury's railway station, 12.1 miles away, ensuring convenient transport links.

Suffolk's rolling countryside, historic sites, and vibrant market towns create a perfect backdrop for life in Stansfield, offering a blend of tranquility and accessibility to modern amenities.



## Plough Hill, Stansfield, Sudbury

Approximate Area = 2745 sq ft / 255 sq m  
 Including Limited Use Area(s) = 262 sq ft / 24.3 sq m  
 Garage = 166 sq ft / 15.4 sq m  
 Barn / Recording Studio = 897 sq ft / 83.3 sq m  
 Total = 4070 sq ft / 378.1 sq m



Denotes restricted head height



### AGENTS NOTE

Council & Council Tax Band – Plough House (Band D) | Plough Hill Bungalow (Band C) - West Suffolk Council

Tenure – Freehold

Property Construction – A Mid C15 timber-framed and plastered house with several later additions

Utilities – Mains Water, Mains Electric, Mains Drainage, Oil Fired Central Heating

Broadband - Ultrafast broadband with download speeds of up to 1000 Mbps and upload speeds of up to 220 Mbps (Ofcom data)

Mobile Coverage - Voice & Data likely outside with EE & Three (Ofcom data)

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Sudbury Office

6 King Street, Sudbury, Suffolk, CO10 2EB | Tel: 01787 468400

E-mail: sudbury@bychoice.co.uk

bychoice.co.uk





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