



Mutford Hall

Hulver Road, Beccles NR34 7UW



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Hulver Road
Mutford
Beccles NR34 7UW**

Approximate Distances

Beccles	4 miles
Lowestoft	5 miles
Covehithe and the Coast	6 miles
Southwold	9 miles
Norwich	21 miles



Brief Summary

A handsome Grade II* Listed Hall set in about 3.25 acres of tranquil gardens and woodland, with a medieval core and Elizabethan and C17th wings; offered with a separate cottage either as a whole or in two separate Lots.

An idyllic retreat for those seeking privacy and a lifestyle change with an income stream, 5 miles from Lowestoft and the Suffolk Heritage Coast.



Summary of Accommodation

Lot 1 - Mutford Hall: Ground Floor: Entrance Porch, Inner Hall, Kitchen/Breakfast Room, Cellar, Orangery, Dining Room, Drawing Room, Shower Room, Study/Office, Conservatory, Utility Room. Large Store. First Floor: Master Bedroom, Five further bedrooms, Two Bathrooms, Second Floor Attic Rooms.

Lot 2 - Milk Churn Cottage: Ground Floor: Kitchen, Sitting Room. First Floor: Two Bedrooms, Bathroom and Shower Room. Second Floor: Master Bedroom.

Outside: Timber-framed Garage/ Workshop / Store.

Grounds of approximately 3.25 acres, including a former grass tennis court.

Directions

Travelling from Norwich on the A146 towards Lowestoft, proceed to the Geldeston roundabout and continue past Beccles on the A143 towards Worlingham and North Cove. On reaching North Cove, turn right onto Brook Road and then first left. Continue to the next "T" junction and turn left into Dairy Lane. Take the first right onto Beccles Road and continue to Church Road. Turn right into Hulver Road and then first left, marked by two white posts with sphere tops. Continue down this cul-de-sac, taking the first drive on the left to Mutford Hall.

Location

Mutford Hall is situated in a hamlet with a Grade 1 church and village hall, located about 4 miles from the Georgian market town of Beccles. Beccles is located on the Norfolk/Suffolk border on the River Waveney and has a range of boutique shops, supermarkets, restaurants, health centre, hairdressers and services.



Local transport facilities include a bus and rail station, the latter having regular services to Ipswich taking about an hour and to London about 2 hours, 26 minutes.

Local leisure pursuits include Rainair Flying Club, three local golf courses, a rugby club, and theatres in Bungay and Southwold. There is sailing and angling at Oulton Broad, Southwold and the Suffolk Heritage Coast is about 5 miles distant, where there are coastal walks and Bird Reserves. Local schools include the Old School at

Henstead, St Felix at Southwold, St. John Leman's School in Beccles, Langley School at Chedgrave and the Hobart School in Loddon.

The Cathedral City of Norwich is approximately 21 miles distant with a further range of schools, theatres, restaurants, University, museums, hospital, international airport and thriving business centre.



Lot 1 - Mutford Hall

Mutford Hall is a fine and elegant Grade II* Listed Elizabethan Hall with a medieval core and later C17th wing, situated in a tranquil setting surrounded by farm and woodland.

Adjoining the southern elevation is Milk Churn Cottage, a self-contained three bedroom property with its own private garden and separate access, ideal for a relative or letting as a holiday cottage.

The Hall is constructed on a historic timber frame built with colour-washed brick under a tiled roof in an "H" shape. The front elevation has crow stepped gable ends. The Elizabethan wing dates from 1607 and comprises a large kitchen/breakfast room with pine base units, richly beamed ceiling, an Aga and access to a more recently constructed Orangery with an eastern aspect.

Leading off the kitchen is access to a conservatory (with vine), rear staircase and steps leading to a cellar.

The inner hall comprises the central core, believed to be medieval with a stained glass window. The dining room has a wood burning stove and fine ceiling beams. The drawing room has a double aspect and further wood burning stove with an oak bressummer. The north wing has a ground floor shower room and study/office, with access to a utility room. Beyond, and accessed externally, is a 5m x 4.3m timber clad store. This has a first floor, and could be encompassed into the main hall accommodation, or provide a separate letting unit.



On the first floor of the northern wing, the principal bedroom has lovely views over the garden and meadows. There is an original fireplace and coved ceiling. A further bedroom is served by a bathroom in the northern section. In the central core there are two further bedrooms and a box room, whilst in the southern wing are two further bedrooms and a family bathroom. On the second floor there are substantial attic rooms, part of which are suitable for storage or conversion to further accommodation.

Lot 2 - Milk Churn Cottage

Accessed from the rear of Mutford Hall, the Cottage is totally private with its own garden. The property would benefit from some updating. The kitchen has a stainless steel sink unit, wood burning stove, oak bressummer and exposed studwork leading through to a 5.84m x 4.79m reception room. On the first floor are two bedrooms, shower room and a family bathroom. A staircase leads to the master bedroom on the second floor with exposed timbers and a vaulted ceiling. Adjacent to the kitchen with external access is a utility room and store.

The Grounds

Mutford Hall is situated in grounds of about 3.25 acres of lawns and woodland with fine mature oaks and a timber constructed Garage/workshop. Behind a large conifer hedge is a former grass tennis court.

Services

Mains water, electricity and private drainage. Oil fired central heating for the Hall. Electric heating for the Cottage

Local Authority

East Suffolk District Council – Tel: 03330 162 000
 Mutford Hall: Council Tax Band G: £3,101 for the year 2021
 Milk Churn Cottage: Tax Band D: £1,806 for the year 2021

Tenure

Freehold





Viewing

By appointment with the Vendor's Agent only

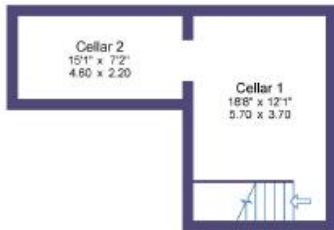
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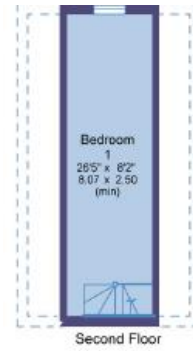
Milk Churn Cottage



Lower Ground Floor
 Approx Gross Floor Area = 348 Sq. Feet
 = 32.3 Sq. Metres

Mutford Hall
 Approx Gross Floor Area = 4791 Sq. Feet
 = 445.0 Sq. Metres
 For illustrative purposes only. Not to scale.

Milk Churn Cottage
 Approx Gross Floor Area = 1244 Sq. Feet
 = 115.5 Sq. Metres



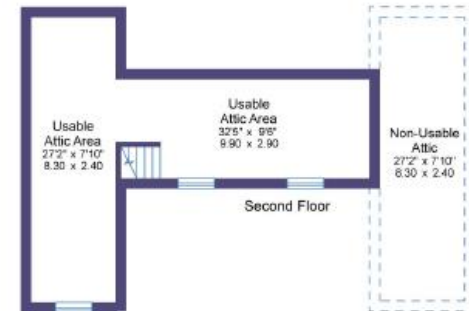
Milk Churn Cottage



Mutford Hall

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Milk Churn Cottage
 (shown shaded)



Approx Gross Floor Area = 453 Sq. Feet
 (usable only) = 42.0 Sq. Metres



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