

# Mockbeggars Hall, Claydon, Suffolk

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## An **imposing and historic** Jacobean hall in an elevated setting overlooking the Gipping Valley.

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### Summary of accommodation

#### Lot 1 – Mockbeggars Hall

**Ground Floor:** Dining hall | Drawing room | Library | Kitchen/breakfast room | Study | Utility | Boot room | Cellar

**First Floor:** Principal bedroom suite with dressing room | Further bedroom suite | Bedroom with balcony | Family bathroom

**Second Floor:** Five bedrooms | Bathroom | Store

One bedroom studio | Garaging for eight cars | Heated swimming pool | Planning permission for two extensions | Paddock

In all about 3.72 acres

#### Lot 2 – Mockbeggars Cottage

Kitchen/dining room | Living room | Two bedrooms | Bathroom

For sale as a whole or in two lots

### Distances

Ipswich Town Centre (London Liverpool Street from 56 minutes) 5 miles, Stowmarket 9 miles

Cambridge 50 miles, Central London 85 miles

(All distances and times are approximate)



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## Situation

An imposing and historic Grade II\* listed Jacobean hall in an elevated setting overlooking the Gipping Valley. Approached via a long drive through electric gates, the property is set in a secluded position on the outskirts of Claydon. Claydon offers a useful range of local facilities, including village stores and post office, two pubs, doctors and primary and secondary schools. Junction 52 of the A14 is within easy reach, offering direct access to Bury St Edmunds, Cambridge and The Midlands, as well as Stansted Airport (via the M11) and London/the M25 (via the A12). Regular main line rail services run from Ipswich to London Liverpool Street in about 56 minutes, as well as direct trains to Cambridge and Norwich.

The county town of Ipswich is 5 miles to the south and provides a full range of shopping, leisure and recreational facilities. For the boating enthusiast, Ipswich Harbour and the Shotley Peninsula are within easy reach (15 minutes approx.)

There are numerous good schools in the area in both the public and private sector. Notably, Ipswich School which is only a 15 minute drive from the property. Other schools in the area include Ipswich High School, Orwell Park, Ipswich High School, Woodbridge School and Stowupland High School.

Good restaurants in the area include Suffolk Food Hall, Milsoms, Dedham, Le Talbooth and The Crown in Stoke-by-Nayland.



## Mockbeggars Hall

Mockbeggars Hall dates back to 1621 and is an imposing Jacobean manor with a distinctive front elevation displaying fine Dutch gables. Built during the reign of James I, the property nevertheless displays much of the architecture from the earlier Elizabethan period.

Within, the Hall offers light, well laid out and manageable family accommodation and features a high ceiling central dining hall, with further reception rooms beyond. The drawing room is an atmospheric twin elevation room with a feature fireplace and French doors opening on to the garden terrace. Planning permission is granted for an orangery off the drawing room.

The library, off the hallway, boasts carved oak panelling and wood boarded floors with an open fireplace. The contemporary kitchen features bespoke cabinets and an AGA as well as modern ovens and appliances. Off the kitchen there is a large utility and pantry, and planning permission for conversion to a one bedroom cottage to the side of the house. There is a cellar which can be accessed from the main hallway.





An external newel staircase gives access to the first and second floors, which between them accommodate a total of eight bedrooms, with the majority of the rooms enjoying fine views over either the countryside of the Gipping Valley or the mature 'parkland' grounds.

On the first floor, the principal bedroom benefits from an en suite and walk in dressing room, which could be used as a nursery or second bedroom. There are a further two bedrooms, one with an en suite, and a family bathroom on the first floor.

The second floor provides further accommodation with 5 bedrooms, two of which are interconnecting and perfect for guests with children, as well as a family bathroom and large store cupboard.



**Approximate Gross Internal Floor Area**

House: 5340 sq ft / 496 sq m

Cottage: 969 sq ft / 90 sq m

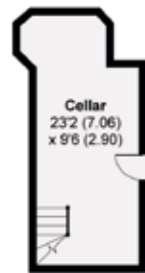
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

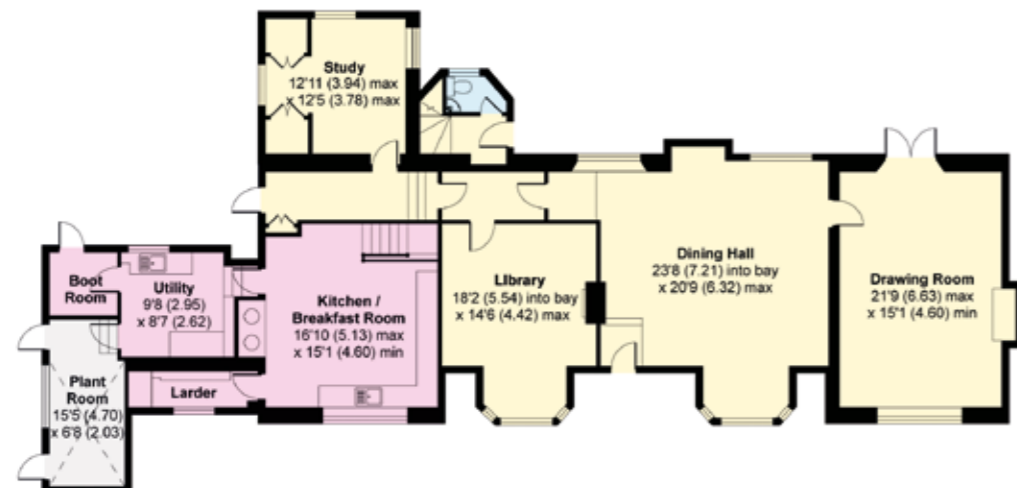


First Floor

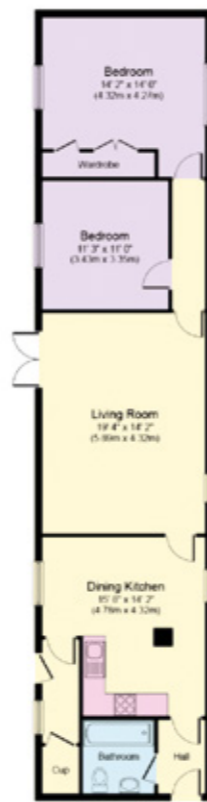
Second Floor



Cellar



Ground Floor



Lot 2: Cottage  
Approximate Floor Area  
969 sq ft (90.0 sq m)



**Gardens and grounds**

To the rear of the house is a private sun trap terrace, sheltered by mature hedging, beyond which is an area of well-maintained level lawn, which opens on to a delightful 'parkland' garden featuring numerous mature trees. This rises away from the Hall and gives access to an acre of paddock to the east, which in turn is independently accessed by a right of way.

Set in a private position to the side of the house is the newly built heated swimming pool and pool house. The current owners have undergone extensive landscaping to create the terraced area with box hedging sheltering the GSHP and pump shed.

**Outbuildings**

Set off the main drive is an extensive garage with capacity for 8 cars. Above the garage is a 1 bedroom studio flat which can be accessed to the rear of the garage. This is currently subject to a rolling Assured Shorthold Tenancy which can be terminated with 6 weeks notice. In the garden there is also a new garden and machinery shed.





## Lot 2: Mockbeggars Cottage

To the east of the Hall sits Mockbeggars Cottage, with its own access and garden. The cottage extends to 969 sq ft and has 2 bedrooms, kitchen/ breakfast room, living room, utility room and bathroom. The cottage is currently subject to a rolling Assured Shorthold Tenancy which can be terminated with 6 weeks notice.



## General Remarks and Stipulations

**Method of Sale:** The property is offered for sale freehold as a whole or up to two lots with vacant possession by private treaty.

**Easements, Wayleaves and Rights of Way:** The property is sold subject to and with the benefit of all rights of way either public or private, all easements, wayleaves and other rights of way whether they are specifically referred to or not. There is a Right of Way down the drive past the house to the 3 properties beyond.

**Services:** Mains electricity and oil fired central heating with private drainage and bore hole water supply.

**Fixtures and Fittings:** All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale, including carpets, curtains, light fittings, free standing domestic and electric items and garden machinery.

**Plans, Areas and Schedules:** These are based on the Ordnance Survey and are for reference only. They have been checked and completed by the vendor's agents and the purchaser will be deemed to satisfy themselves as to the description of the property. Any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

**VAT:** Any guide price quoted or discussed are exclusive of VAT and in the event that the sale of the property, or part of it, or any rights attached to it becomes chargeable for the purposes of VAT, such tax will be payable by the purchaser. The VAT position relating to the property may change without notice.

**Viewings:** All viewings are strictly by appointment with the Vendor's agents.

## Property information

**Postcode:** IP6 OAH

**What3words:** Metro.spite.verse

**Tenure:** Freehold

**Local Authority:** Suffolk County Council

**Council Tax:** Band G

**EPC Rating:** The EPCs are attached to the brochure but if they have become detached, please request them from the Vendor's agents.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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