

INIGO



The Old Rectory IV

SWEFFLING, SUFFOLK

SOLD

This romantic former Georgian rectory dates from the early 18th century and is nestled in the pretty village of Sweffling in Suffolk, 10 minutes from popular Framlingham. Beautifully restored and updated, the Grade II-listed house pairs its striking original features with a distinguished and muted colour palette. A large garden surrounds the house, complete with a covered outdoor eating area converted from a lean-to Victorian greenhouse. The house unfolds over 4,600 sq ft and has multiple living areas along with six bedrooms.

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Setting the Scene

The house, formerly a rectory, was built over three periods: its origins lie in the 1620s, with additions in 1750 before the later Georgian additions of the 1820s. The house has many grand and picturesque original features, from the symmetrical façade punctuated by a Roman Doric portico, the sides enclosed by elegant wooden panelling. To the rear is a curved, Regency-style veranda with floor-to-ceiling sash windows that flooding dining room inside with light. The garden has a dell formed by the removal of stone and sand that would have been used to rebuild the church (now Grade II*-listed) in 1830. The dell was planted in 1950 by the National Arboretum Society and retains some rare trees, along with a large, stately holm oak.



The Grand Tour

The main front door sits at the front of the house, behind the entrance portico, and opens into a large entrance hall. Currently arranged as a sitting area, the room is defined by its large sash windows and is warmed by a wood-burning stove. Its walls have been finished exquisitely, setting the tone for the rest of the house: a lovely dark blue ('Prussian' by Zoffany) is placed alongside an intricate paper ('Rajapur' by Cole and Sons). Straight ahead is the house's impressive main staircase, with its original balustrades and elegant spindles.

To the left is the dining room, a wonderfully voluminous space with a curved wall punctuated by tall windows at its end. In the summer months the windows can be thrown open to give direct access to the garden. Pitch pine floorboards run underfoot and a working fireplace warms the room.

A sitting room lies adjacent, with large windows that again open onto the garden. Fitted bespoke bookshelves and cupboards provide plenty of storage space. A Georgian stone fireplace with classic bullseye motifs provides the room with a visual centrepiece.

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Through the hallway and past a more intimate snug (a particularly cosy spot during the winter months) is the kitchen and breakfast room. This is a delightful space, with terracotta floor tiles and tongue-and-groove panelling. The kitchen comprises grey-painted cabinetry with granite tops, a generous double butler sink and a powder blue Aga. A corridor from here leads to the garden, or straight into the outbuildings that surround the courtyard to the rear.

The upper floors are home to six bedrooms; the principal bedroom sits above the dining room and shares the same distinguished curved wall with large windows framing green views of the garden. One wall has been finished with another sublime paper, 'Frutto Proibito' by Cole and Sons. The room is complete with an en suite shower room, shared by the double bedroom beyond.

Upstairs, on a half landing, are two more bedrooms and a family bathroom. An attic space provides storage, while a galleried area projects over part of the entrance hall below.

The Great Outdoors

The house is bookended by enchanting gardens. To the front, behind wrought iron railings, is a partly gravelled, partly planted garden, with bountiful lavender and pleached hornbeam trees that run along the wall. The back garden itself comprises almost two acres, and is made up of well-planted borders areas laid to lawn, considered borders that run along a characterful, old red brick wall, featuring mature fig and pear trees, and numerous dining areas, so that the sun can be followed around the garden.

There is also an incredible outdoor dining area, which has become the location of choice for large dinner parties from spring all the way through to autumn – with the help of a log burner. There are numerous outbuildings, one of which is already used as a workshop space. Some of those border a courtyard attached to the house, and another two are found in the garden itself. There are many majestic mature trees throughout the garden, including holly, holm oak, purple beech and stunning magnolia.

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Out and About

The house is incredibly well located in the heart of the Suffolk countryside, in the vibrant village of Sweffling. The village hall hosts an inclusive social group who organise regular events. There are also two great pubs within 10 minutes of the house, including the Crown at Glenham, which is well worth the 20-minute walk across fields to sample its great pizza. There are also beautiful walks or cycle routes straight from the house.

Framlingham is a 10-minute drive from the house, with its famous castle, market square, cafés and shops. It also has everything expected (and needed) from a quaint countryside town, including a supermarket, post office and some good independent shops and cafés. Regarding restaurants, The Station at Framlingham is a local favourite, as is the Michelin-recommended Italian restaurant Watson and Walpole. There is also an excellent local market each Saturday.

Picturesque Woodbridge is less than 20 minutes away and has a supermarket, independent shops, useful services, and various restaurants, pubs and cafés. The house is also close to Suffolk's county town of Ipswich, with its theatre, galleries and museums. It has plenty of shops and terrific restaurants, and Butterworth and Son and Applaud Coffee are great spots to sit and watch the world go by.

Snappe Maltings is less than a 20-minute drive away. A mix of malthouses and granaries dating from the mid-19th century, several exhibitions occur here throughout the year. It also hosts Aldeburgh Festival, a 24-day event celebrating music and the arts, opera, comedy and film.

Aldeburgh and its famous beach are a 20-minute drive from the house, with popular dining spot The Lighthouse Restaurant and a lovely independent bookshop. The beach is backed by a promenade with pretty pastel-coloured villas and is just a short walk from the high street. Predominantly shingle, the beach is filled with old fishing boats and many a pitstop for a pint of prawns or an ice cream. There are many other striking, remote beaches, as well as picturesque seaside towns along the coast, including Walberswick, Southwold and Cove Hithe.

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Several highly-rated state and private schools in the area also cater to all ages. Woodbridge and Framlingham College are nearby, plus excellent state schools Thomas Mills and Farlingaye.

Mainline rail services run to London Liverpool Street from Ipswich in about 70 minutes, with a branch line connecting services from Woodbridge. Manningtree has trains to London in 55 minutes, with an alternative direct service from nearby Saxmundham too.

Council Tax Band: G

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About

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