



DAVID
BURR

Hempnalls Hall,
Cotton, Suffolk.
IP14 4QU



LOCATION

Cotton is a pretty Suffolk village steeped in history and boasts a popular village inn and beautiful parish church. The village enjoys close links with Bacton which has a post office, village shop, garage and well-regarded school. The A14 provides access to the Cathedral town of Bury St Edmunds 19 miles and Stowmarket 7 miles, both of which provide an extensive range of amenities and the latter a commuter rail link to London's Liverpool Street Station (90 min).

POSTCODE: IP14 4QU

WHAT3WORDS: ///montage.grafted.cassettes.

LOCAL AUTHORITY: G.

- Grade II Listed Moated Manor
- Beautiful rural and private setting
- 4 reception rooms
- AGA kitchen/breakfast/living room
- Utility room
- Boot room & cloakroom
- 5 bedrooms
- 4 bath/shower rooms
- Annexe/barn
- Party barn
- Guest cottage
- Stunning grounds
- Swimming pool
- Idyllic countryside location
- In all about 10 acres (subject to survey).



THE HALL

A stunning Grade II Listed and moated manor house of Royal provenance with origins believed to date back as far as 1068 when the original property was in the possession of Sir Robert de Sackville during the reign of Henry I. By the mid 1300s Hempnalls Hall was under the ownership of the Hemenhale family (this is believed to have been from where the name Hempnalls originates) and was the birth place of William de la Pole, the 4th Earl and notably first Duke of Suffolk. The property has been owned by a number of historical figures following this, notably Sir John Fastolf (Shakespeare's Falstaff), Charles Brandon and perhaps most notably of all, Anne of Cleves, to whom the property was given as part of her divorce settlement from Henry VIII.

The property now occupies a stunning, rural setting surrounded by a canopy of mature trees and complemented by a number of useful outbuildings including a guest cottage. The grounds measure approximately 10 acres, including formal lawns, party barn, games room and swimming pool. The property is accessed via a meandering country lane before arriving at the driveway and parking. At its core, the property is understood to be a large timber-framed farmhouse with rendered elevations and high elegant ceilings, unusual for the era of build. Of particular note is the stunning panelled drawing room, a triple aspect room with wonderful historic detailing, including the stone hearth and surround containing remnants of a historic coat of arms, the fireplace is flanked by useful shelved storage areas to either side and has an inset log burning stove. The reception hall with tiled flooring provides access to the first floor with a galleried landing and the ground floor accommodation is further complemented by a dining room with log burning stove and dual aspect windows which leads onto the sitting room, again dual aspect in nature with views over the gardens. There is a large AGA kitchen/breakfast/living room with an array of hand-built units with worksurfaces over and utility/garden room off. The boot room is located toward the rear of the property with immediate access to the parking and driveway as well as the cloakroom. The first-floor accommodation is equally elegant with a stunning wood panelled landing, flooded by natural light with an inset fireplace and elm floorboards. The accommodation schedule at first-floor comprises a principal bedroom with ensuite, 2 further bedrooms, 1 with an ensuite and a separate bathroom. From the galleried landing the staircase rises to the second floor providing access to 2 further bedrooms and a bathroom.



PARTY BARN

A stunning timber framed barn conversion set adjacent to the driveway with a part vaulted roof line, ample space for entertaining and door to self-contained kitchen with food preparation surfaces and various cupboards as well as a door leading to the cloakroom and changing facilities for the pool.

ANNEXE BARN

A separate independently accessed barn conversion, with semi-vaulted ceiling and dual aspect windows, one overlooking the pool area, this barn may be ideal for conversion to annexe accommodation, subject to obtaining the relevant permissions.

GUEST COTTAGE

A stunning single storey barn conversion, self-contained in nature with a generous open plan principal bedroom and sitting room arrangement with views over the moat, stone flooring, ensuite with white suite comprising WC, hand wash basin and shower and a kitchenette with wooden worksurfaces over.

NB: This cannot be used to generate income.



OUTSIDE

The hall and complex of buildings are approached via a meandering private driveway which at its conclusion provides ample off-road parking for a number of vehicles. From here, the various buildings can be accessed as well as the boiler room, garden store, privy and charming gardens. There is an idyllic Alfresco dining and entertaining area which is complemented by a thoughtfully planted Mediterranean garden, swimming pool and office. There are walled vegetable gardens, woodland, paddocks and wild flower meadow. The meadow is equipped with a field shelter and the formal gardens are home to a variety of specimen trees, shrubs and landscaped borders which are a genuine delight in the spring and summer months.

In all about 10 acres (subject to survey).

AGENTS NOTES: We understand that there is a footpath within the boundaries of the property.

Bats may be present within one or more of the out-buildings.

The property is accessed via an unadopted, privately maintained road.

The neighbouring farm has acquired residential permission to convert two out-buildings.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

SERVICES: Main water and electricity are connected. Private Klargestor drainage system and oil-fired heating. **NOTE:** None of these services have been tested by the agent.

VIEWING: Strictly by prior appointment only through DAVID BURR.



Willow Farm Road, Stowmarket, IP14

Approximate Area = 3737 sq ft / 347.1 sq m

Outbuildings = 4400 sq ft / 408.7 sq m

Total = 8137 sq ft / 755.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2026. Produced for David Burr Ltd. REF: 1454286

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