



QUILLIAM

Ballingdon Hill
Sudbury

- The Iconic Ballingdon Hall
- 9,889 sq ft Total Area
- Built in 1593 and Grade II Listed
- Historic Home - Modern Living
- An Abundance of Natural Light
- Inglenook Fireplaces

- (circa) 21 acres of Grounds, Gardens and Woodland
- Two Double Garages
- Separate Flat, Office, Annexe and Accommodation
- High Ceilings with Exposed Beams

£2,400,000

Freehold





Property Description

Ballington Hall, which is understood to date from 1593 and is Grade II* listed. Is a substantial private residence that offers accommodation over three floors.

Period features include exposed beams, fireplaces, wood panelling and large windows. The kitchen features a central island, marble and tiled worktops, fitted units and French doors to the patio garden.

- The ground floor comprises a grand hall, dining room, snug, drawing room, orangery, kitchen/breakfast room, utility room and cloakrooms.
- The first floor has six bedrooms and four bath/shower rooms, with five further bedrooms and two bath/shower rooms on the second floor. There may be scope for an additional shower room, subject to consents.
- Separate annexe accommodation provides an open-plan kitchen/reception room, office/reception room, three bedrooms and a bathroom.

Date History:

1593 – Ballington Hall was built as a Tudor/Jacobean “prodigy house” for the Eden family, commissioned by Thomas Eden II as a wedding present for his son.

1683 – Following generations of Eden family ownership, the house passed to John Littel after John Eden’s death.

1726–1741 – The property passed through the Eden family before George Sawbridge Littel’s bankruptcy led to its sale, ending almost 150 years of Eden ownership.

1743 – Purchased by John Piper, a Sudbury weaver and silk merchant. His initials and the date “JP 1743” are believed to be carved into the entrance hall fireplace. The property later passed by dowry to the Sperling family.

1945 – Purchased by Mrs Garner, who operated the house as a hotel.

1959 – Sold to John and Angela Hodges, who undertook significant restoration, including reopening historic windows in the north façade.

1972 – The entire house was moved to higher ground on Ballington Hill. The move enabled alterations to the north wing, removal of later additions and extensive interior remodelling, including additional bedrooms and bathrooms.

Presented by Quilliam and Juszt Capital

Accommodation



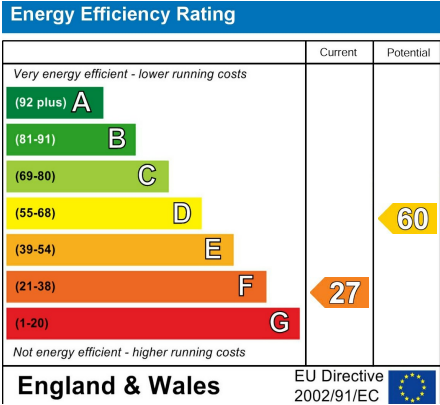
Property Information

Services: Mains electricity and water are connected.
EPC: F, 27 (exemption status to be confirmed)
Local Authority: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000).
Council Tax band: H, Amount* £4,861.94 (* Amounts are the average for properties of these bands across Babergh)



Travel (All distances & times are approximate): (Train) Colchester – London Liverpool Street Station (direct): Approx. 48 mins | Sudbury – Ipswich (via Marks Tey): Approx. 58 mins | Braintree – London Liverpool Street Station (direct): Approx. 60 mins | Sudbury – London Liverpool Street Station (via Marks Tey): Approx. 1hr 19 mins. (Car) Ballingdon Hall – Colchester: Approx. 14 miles, 35 mins | Ballingdon Hall – Ipswich: Approx. 21.8 miles, 42 mins | Ballingdon Hall – Cambridge: Approx. 34.9 miles, 1hr 2 mins | Ballingdon Hall – London: Approx. 68.1 miles, 1 hr 52 mins





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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements