



# Bachelors Hall

Hundon  
Suffolk



Jackson-Stops  
& Staff



# Jackson-Stops

## & Staff

## BACHELORS HALL HUNDON, SUDBURY, SUFFOLK CO10 8DY

Newmarket 14 miles. Bury St Edmunds 14 miles. Saffron Walden 16 miles. Stansted Airport 26 miles.  
Audley End railway station 18 miles. Cambridge 23 miles. London 70 miles  
(all distances are approximate)



### **HISTORICAL VICTORIAN HALL IN SECLUDED COUNTRY SETTING WITH EQUESTRIAN ELEMENT**

Fine Portico, Reception Hall, Drawing Room, Dining Room, Sitting Room, Family Room, Loggia, Kitchen/Breakfast Room, Walk-in Larder, Second Kitchen/Laundry, Office, Boot Room, Inner Hall, Cloakroom, 6 Bedrooms, 4 Bathrooms (2 En Suite), Cellar.

Victorian Stable Block with Grooms Flat, Victorian Coach House Stable Block inc. Garaging, Tack Room and Dog Kennel, Additional Stabling and Hay Store, Post and Rail Paddocks. In all just over 11 acres.

For Sale by Private Treaty by Sole Agents

168 High Street • Newmarket • CB8 9AJ • Telephone: 01638 662231 • Email: [newmarket@jackson-stops.co.uk](mailto:newmarket@jackson-stops.co.uk)

Crescent House • Angel Hill • Bury St Edmunds • Suffolk • IP33 1UZ • Telephone: 01284 700535 • Email: [burystedmunds@jackson-stops.co.uk](mailto:burystedmunds@jackson-stops.co.uk)



**DIRECTIONS:** (see location plan). From the M11 exit at Junction 9 onto the A11. At the first roundabout on the A11 take the 3<sup>rd</sup> exit onto A1307 towards Haverhill. Continue along the A1307 to the centre of Haverhill, turn left onto the A143 signposted Bury St Edmunds. After 3 miles turn right into Greys Lane and after the Hundon sign take the 2<sup>nd</sup> right into Mary Lane. The entrance to Bachelors Hall is located on the right hand side after a few hundred yards.

**SITUATION:** Bachelors Hall is situated off a quiet country lane on the edge of Hundon, which is a small rural village situated approximately 23 miles south east of Cambridge. There are good local facilities available in Hundon including a village shop/post office, church, public house and village hall, and further, more comprehensive facilities available in the nearby village of Clare where there is a supermarket, a variety of other shops and restaurants and the local doctors' surgery. Hundon has a small primary school and the local independent school at Barnardiston which takes children from 3 to 13 years has an excellent reputation. There are a full range of highly regarded independent schools in Cambridge. Bury St Edmunds has recreational and cultural amenities including the Cathedral and the recently restored Georgian Theatre Royal. Both Cambridge and Bury St Edmunds have extensive shopping and entertainment facilities with well reputed restaurants. Newmarket has two racecourse staging some of the finest horseracing and a rich history as the headquarters of British flat racing. The house is well situated for commuters with both London and Stansted Airport within easy reach of the M11.

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**HISTORICAL NOTE:** Bachelors Hall is situated on the edge of Hundon which dates back to the Domesday Book; recorded as "Hundendana". Bachelors Hall had an interesting wartime history, serving as a top secret headquarters of the British resistance network during World War II. In the event of a successful enemy invasion it would have been at the centre of efforts to continue fighting. The house was covered by the Official Secrets Act until 1997 and relatively little is still known about the goings-on at Bachelors Hall other than the homeland operations directed there are said to have captured the imagination of Churchill, and inspired the famous 'We will fight them on the beaches...' speech.

**THE PROPERTY:** Bachelors Hall is believed to date from the early Victorian era and is of brick construction under a slate roof. The current owners have carefully and tastefully renovated and refurbished the house, paying immaculate attention to detail; sensitively retaining and enhancing much of the period character. Of

particular note are the original exposed floorboards, deep skirting boards, the installation of a heating system with Victorian style cast column radiators and the ornate plaster coving throughout which sympathetically complements the modern yet classically detailed interior. The house benefits from a number of well proportioned reception rooms which make for extensive entertaining space. There is a large drawing room which affords wonderful views over the south facing lawns with a fantastic bay window and French doors. The spacious first floor accommodation comprises 6 bedrooms and 4 bespoke stylish bathrooms. The master bedroom suite mirrors the drawing room below and benefits from a charming bay window, perfect for admiring the view over the garden and its many English trees. One of the many fine features of the house is the family kitchen which has a central focus towards the four oven Aga, cleverly recessed within a fired earth tiled chimney breast with a majestic wooden mantelpiece. The kitchen also benefits from fabulous bespoke handmade units and a

substantial marble topped island. The walk-in larder mirrors the bespoke handmade units together with the second kitchen.

#### **STABLES**

2 Victorian Coach House Stables  
2 Victorian Stables with cobbled floors and original mangers  
1 Shetland Ponies Stable  
5 Timber Built Stables

#### **GARDENS AND GROUNDS**

Bachelors Hall is in a delightful setting approached from a wonderful long tree lined gravel drive. Wrapping the south side of the house is the loggia softened by a mature wisteria, accessed from the main kitchen, the family room and the rear terrace. The south aspect is beautifully lawned, part walled and has mature borders of plants, shrubs and many different kinds of long established trees. To the rear of the house is an attractive walled terraced garden, planted with buxus hydrangeas and roses.

Beyond the terrace is a Victorian Stable Block of timber framed construction under a slate roof. On the first floor there is a one bedroom Groom's Flat with a kitchen/breakfast room, an open plan sitting room and en suite shower room. There is also a brick built Victorian Coach House Stable Block which incorporates stabling, garaging, workshop tack room and dog kennel. Separate hay store.

There are several watered paddocks with post and rail fencing and a secondary gravel drive.

In all there are 10 stables, all in excellent condition.

#### **GENERAL REMARKS AND STIPULATIONS**

##### **TENURE**

Freehold with vacant possession on completion.

##### **LISTING**

Bachelors Hall was prevented from being listed for its historical interest due to the Official Secrets Act.

##### **SERVICES**

'Chubb' fully monitored alarm system, oil fired central heating, mains water and private drainage. In accordance with the Property Misdescriptions Act, please note that none of the services have been tested.

##### **LOCAL AUTHORITY**

St Edmundsbury Borough Council  
Telephone: 01284 763233

##### **COUNCIL TAX**

Band G – Current annual charge: £2,412.32

##### **VIEWING**

Strictly by appointment with sole agents Jackson-Stops & Staff.

Newmarket Office - Telephone: 01638 662231

##### **DISCLAIMER CLAUSE**

The Joint Agents themselves and for the vendors or lessors of this property whose agents they are, give notice that:

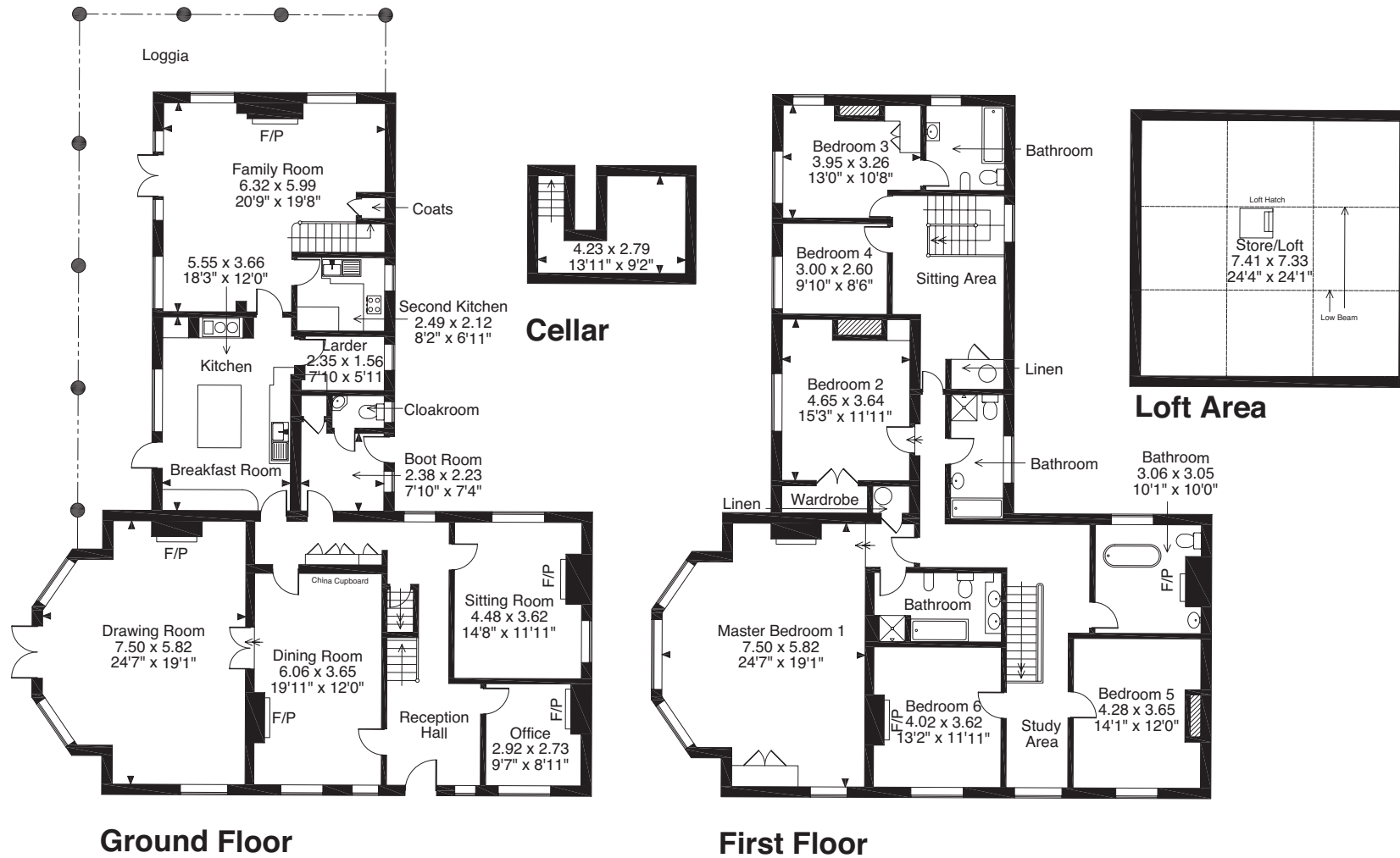
- i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details, are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- iii) no person in the employment of Messrs. Jackson-Stops & Staff has any authority to make or give any representation or warranty whatever in relation to this property.
- iv) while every care has been taken in preparing these particulars some of the descriptions are inevitably subjective. All measurements are given to the nearest 0.1 of a metre only and photographs are representative of the property at the time of instruction and no assumptions should be made from these in respect of other parts of the property not shown, or the locality. Mileages are approximate only.

- v) None of the appliances in the property have been tested by the vendor's agents. The purchaser must make their own investigations prior to exchange of contracts.

April 2009

# Bachelors Hall

Gross internal area (approx.)  
Main House = 438 sq m (4704 sq ft)



FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

# Bachelors Hall/Outbuildings

Gross internal area (approx.)

Total = 284 sq m (3070 sq ft)

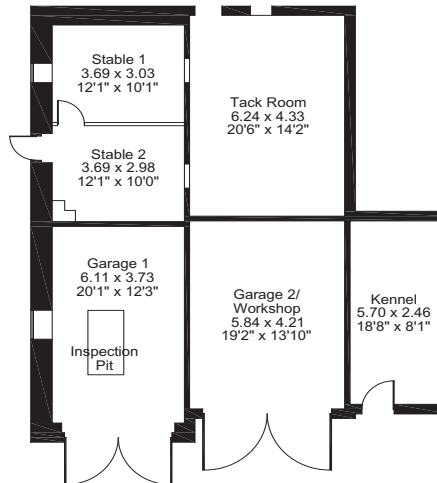
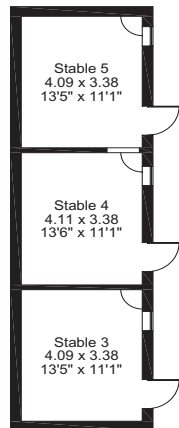
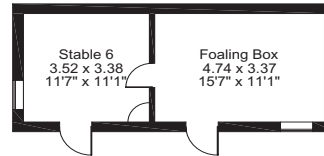
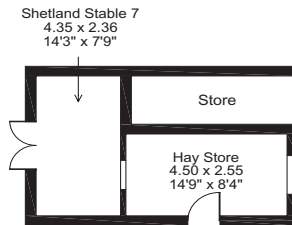
Grooms Flat = 32 sq m (344 sq ft)

Garages = 58 sq m (636 sq ft)

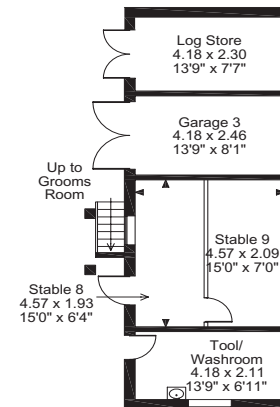
Stables = 123 sq m (1326 sq ft)

Stores & Tool/Washroom = 30 sq m (322 sq ft)

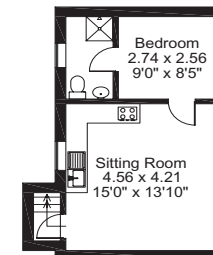
Tack Room & Kennel = 41 sq m (442 sq ft)



**Coach House Stable Block**



**Victorian Stables Grooms Flat**



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