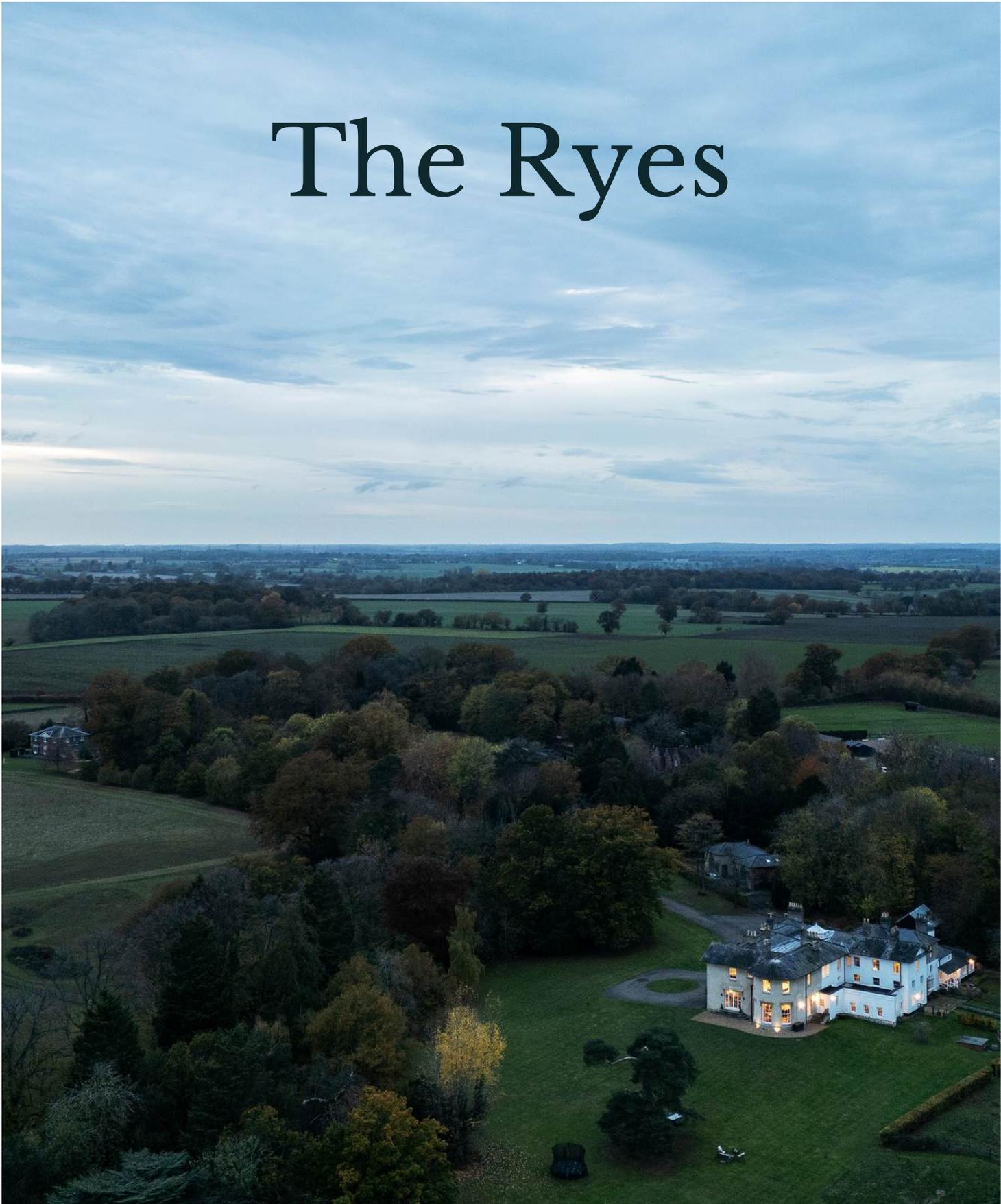


The Ryes



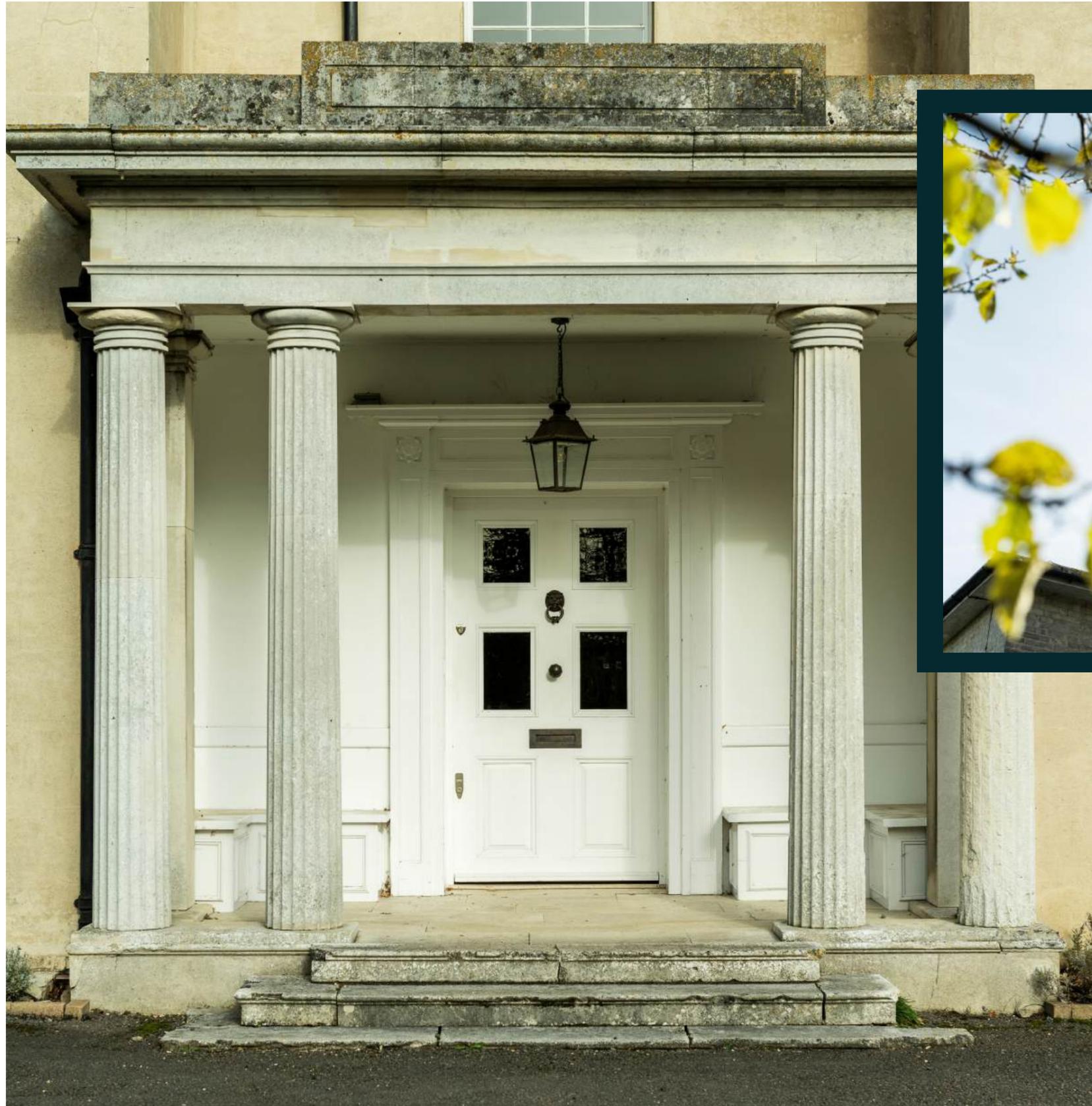
Little Henny, Sudbury
Essex, CO107EA

52°00'51"N , 000°42'34"E
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THE
COUNTRY
HOUSE
DEPT.



ABOUT THIS HOUSE



The Ryes is a Grade II listed Georgian country house in the hamlet of Little Henny, designed in 1809 by the architect Robert Lugar for Nathaniel Barnardiston. Set in an elevated and private position on the Essex–Suffolk border, it enjoys far-reaching views across the Stour Valley and the countryside beyond.

Once a school, the house was later restored by the current owners, who have created a remarkable family home that blends period elegance with everyday comfort. Original features have been beautifully preserved, including the sweeping staircase, cornicing, parquet floors and sash windows that fill the rooms with light.



ABOUT THIS HOUSE



At the heart of the home is the kitchen, with its large sash windows overlooking the gardens, land and the valley beyond. It is a space made for the hustle and bustle of daily family life, cooking and gathering, and it flows perfectly into the adjoining rooms. The dining room is seriously impressive, a place to host large numbers of family and friends with ease, while the drawing room and children's playroom create a wonderful balance of family and grown-up space. The clever layout ensures spaces for everyone. Upstairs, seven ensuite bedrooms include a wonderful principal suite with dual dressing rooms and a luxurious bathroom overlooking the grounds. The Ryes is a house of light, flow and balance, full of history, and life.

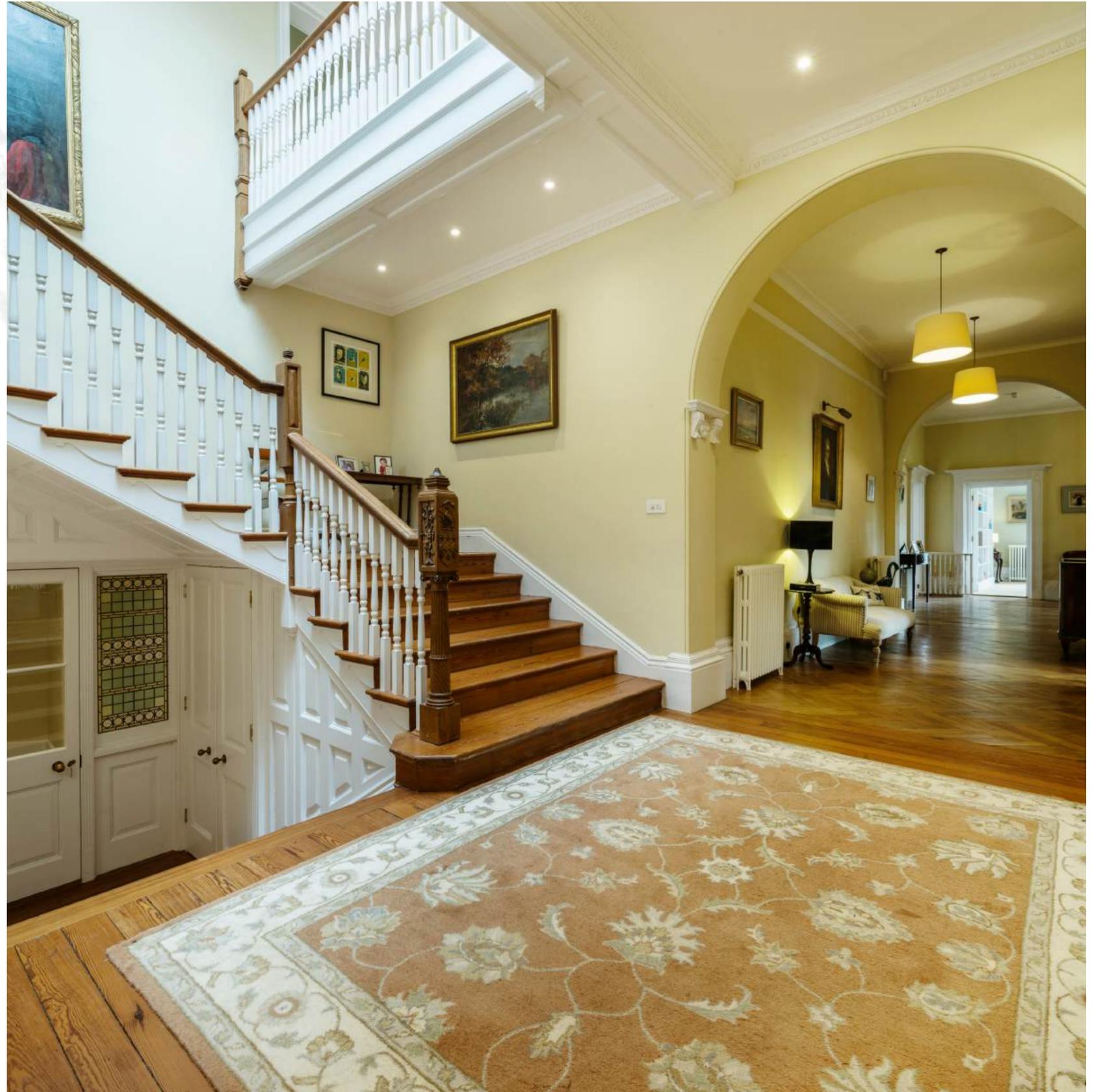


















THE FINER DETAILS

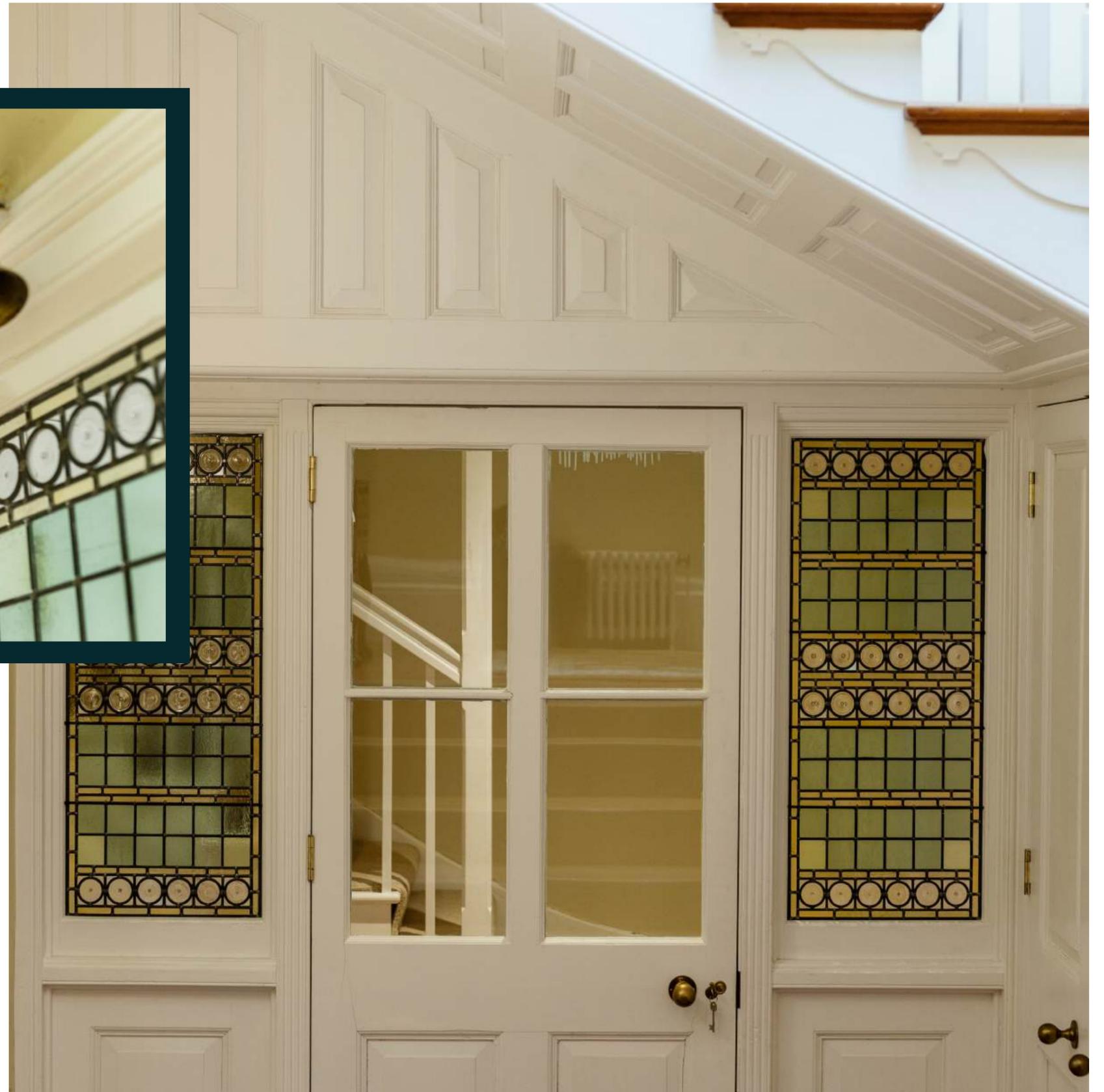


MAIN HOUSE

7 Bedrooms
3 Reception rooms
7 Bath/Shower rooms
Garaging
Size of Plot 16.61 Acres
Woodland
Outbuildings

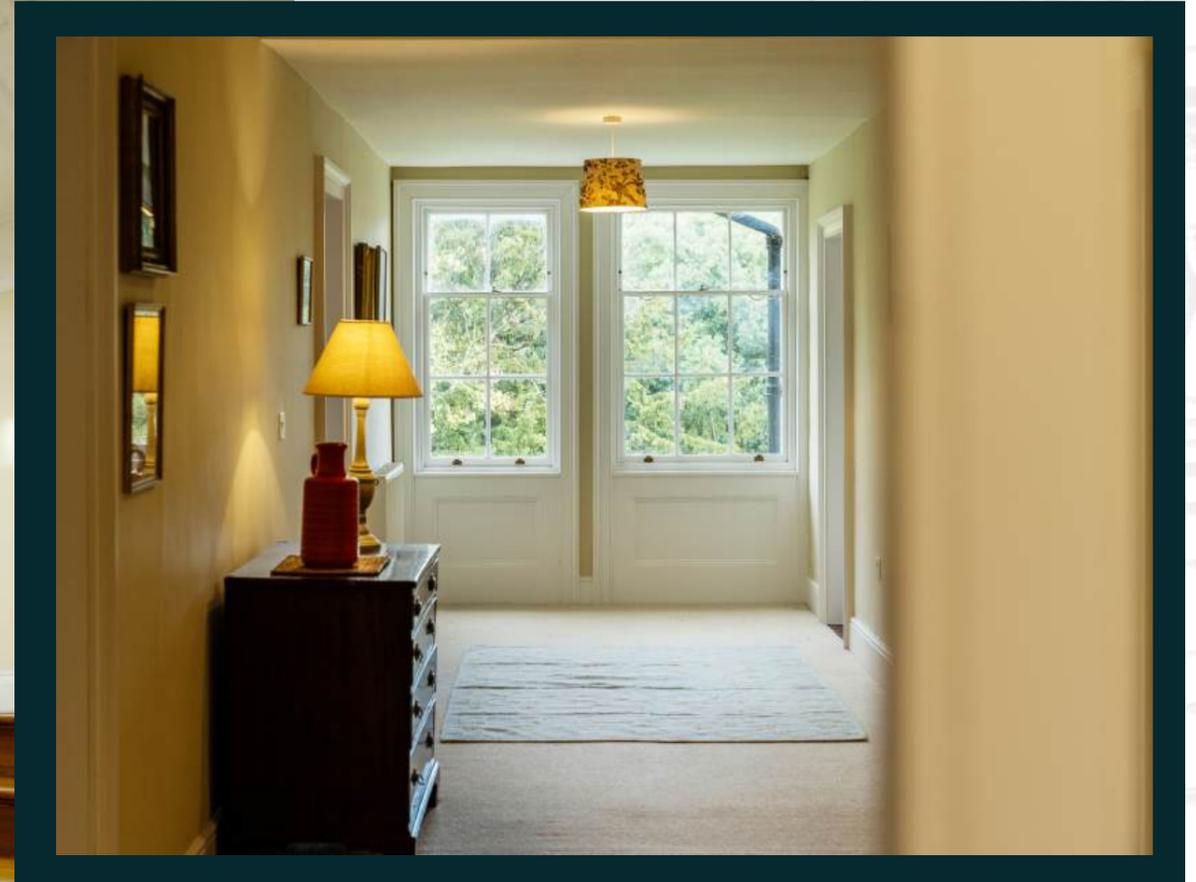
COTTAGES & COACH HOUSE

4 bedroom Coach House with 0.72 acres
2 Bedroom Cottage- Garden Cottage
1 Bedroom Cottage- Bell Tower Cottage





THE FINER DETAILS



SERVICES

Mains water
Mains electricity
Private drains
Biomass heating system

EPC

The Ryes - Band E
Bell Tower Cottage Band D
The Coach House Band E

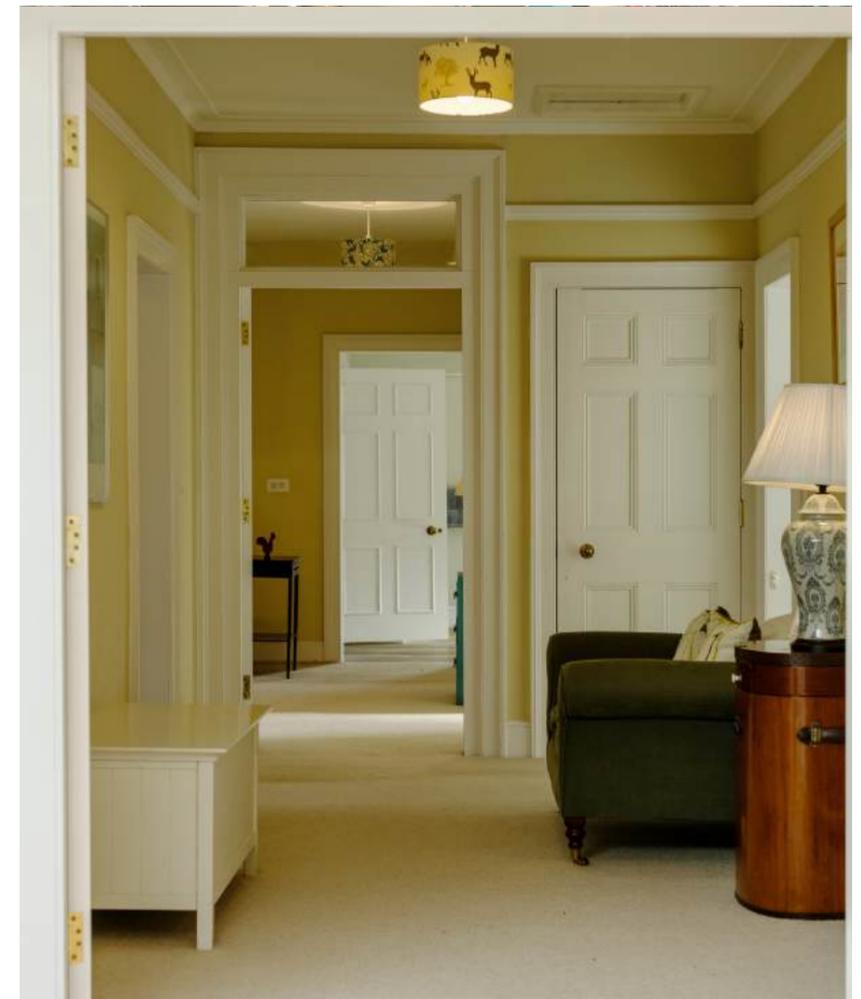
COUNCIL TAX

The Ryes - Band H
The Coach House - Band F

LOCAL AUTHORITY

Braintree District Council











ABOUT THIS AREA

The Ryes sits on the edge of the Stour Valley, a landscape that has inspired artists for centuries, including Gainsborough and Constable. This stretch of countryside, with its meadows, winding lanes and wide skies, captures the very best of life on the Essex–Suffolk border. Just a couple of miles away, Sudbury offers independent shops, cafés, and galleries, as well as a regular train service to London Liverpool Street in under an hour from nearby Marks Tey. The villages of Bures and Nayland are close by, while Colchester, 14 miles south, provides a wider range of amenities and cultural attractions.

There is plenty to enjoy locally, from walks along the Stour Valley Path to sailing, paddleboarding and fishing on the nearby estuaries. Golf can be found at Newton Green and Stoke by Nayland, while the surrounding market towns host lively farmers' markets and great country pubs.

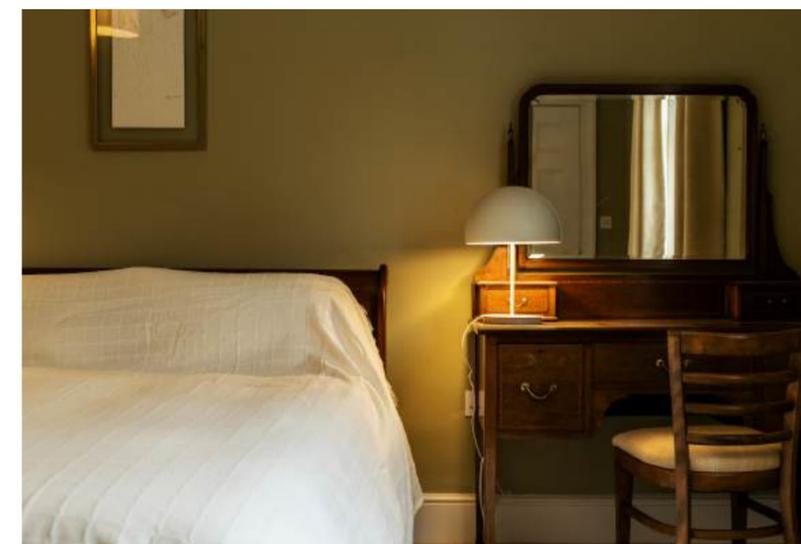
The area is also renowned for its schooling, with excellent choices including Littlegarth, Old Buckenham Hall, Holmwood House, Felsted, Ipswich School, Ipswich High and the Royal Hospital School, alongside two outstanding grammar schools in Colchester.

TOWNS & TRAIN STATIONS

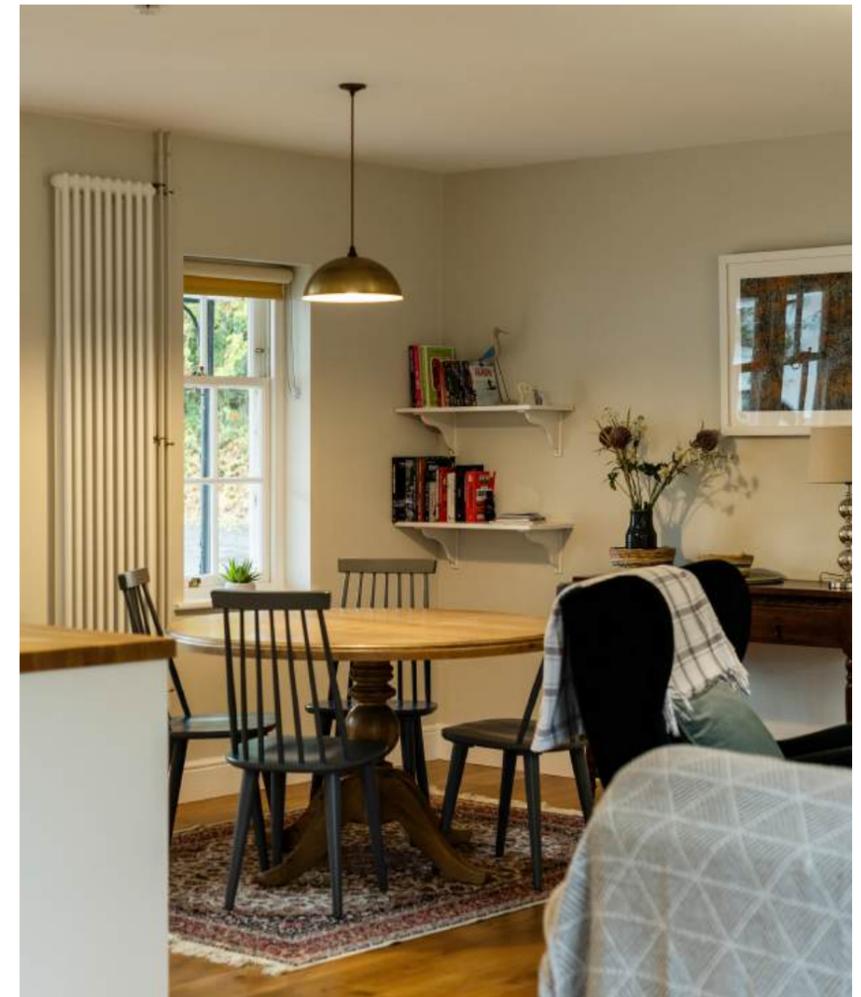
Sudbury 3.5 miles
Marks Tey Station 13 miles
Colchester 14.8 miles
Ipswich 23 miles
London Stansted 29 miles
London Liverpool Street from 82 minutes

LOCAL

The Henny Swan – Sudbury
The Bildeston Crown – Bildeston
The Kings Head - Bildeston
The Peacock – Chelsworth
Black Lion – Long Melford







BELL TOWER COTTAGE



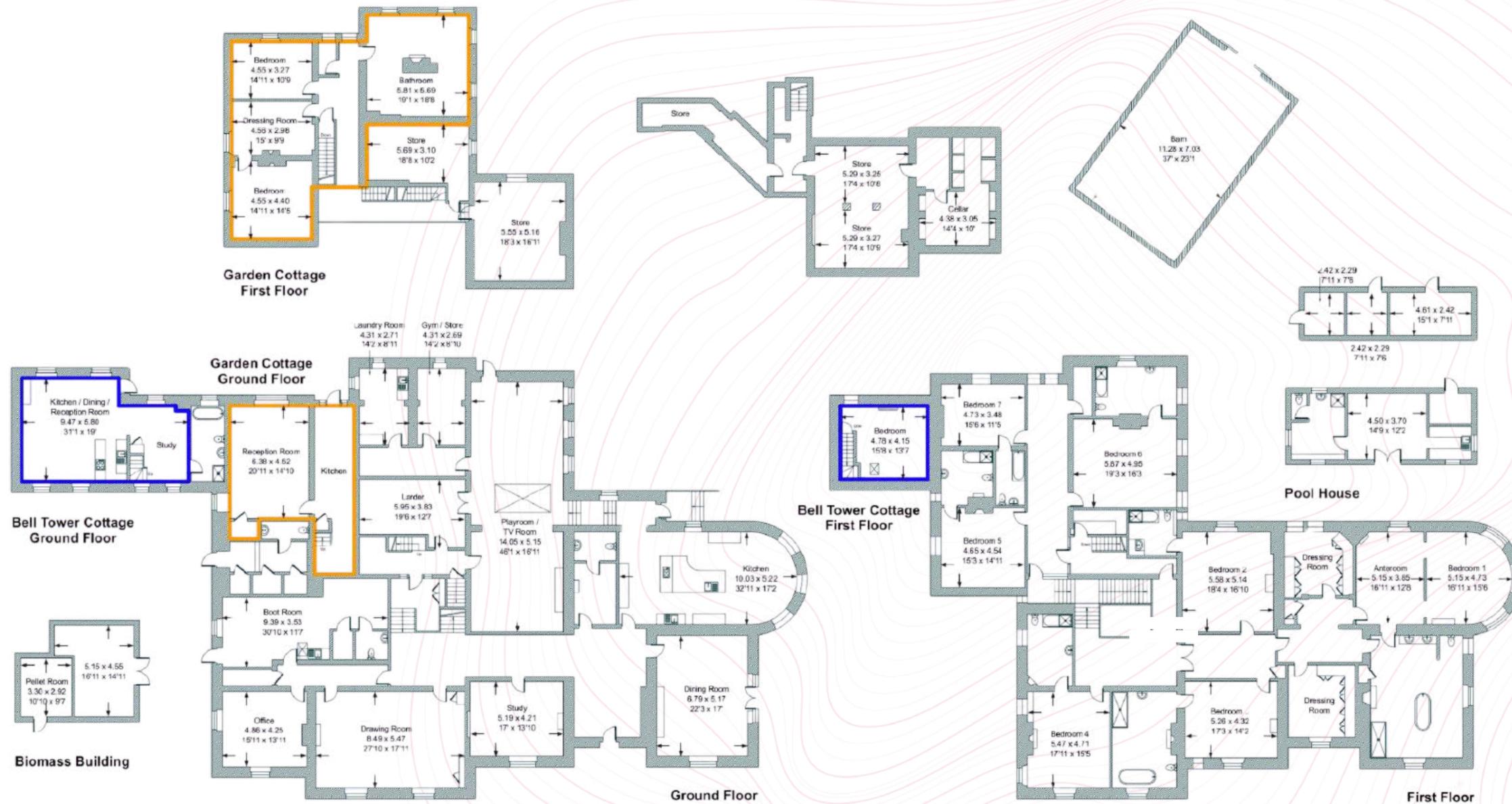








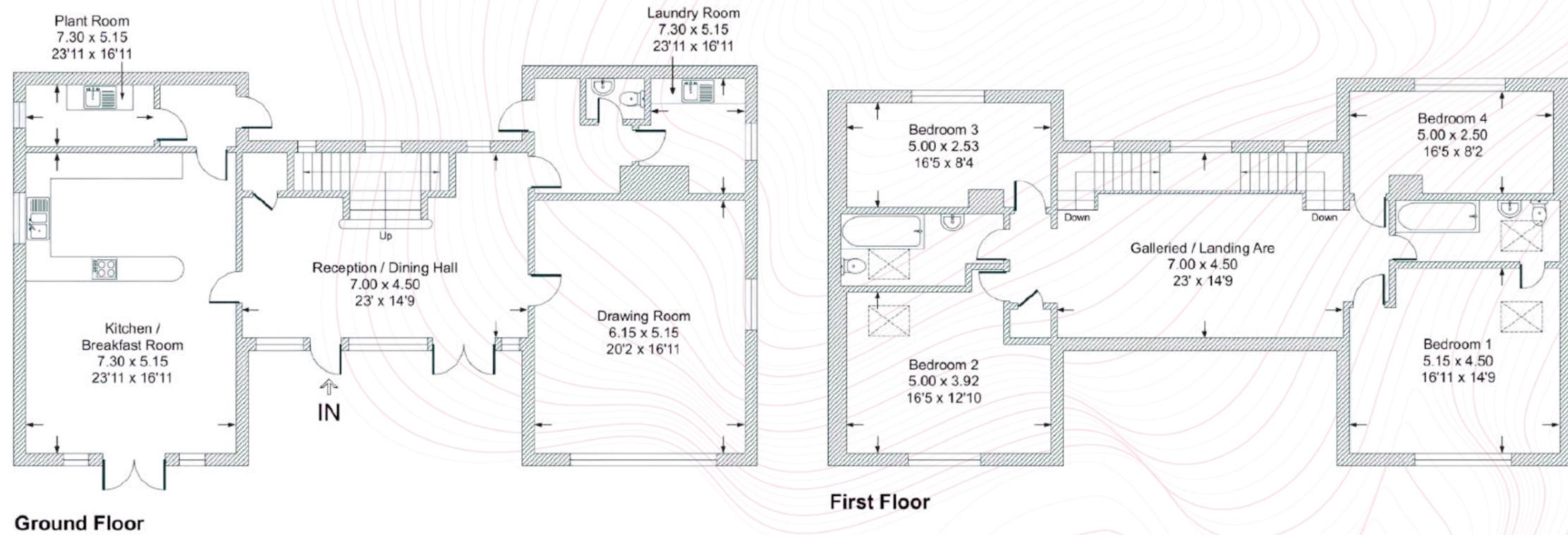
FLOORPLAN



Total - 1,541 sq m / 16,605 sq ft | House - 1,129 sq m / 12,156 sq ft
Garden Cottage - 167 sq m / 1,802 sq ft | Pool House - 117 sq m / 1,264 sq ft | Bell Tower Cottage - 76 sq m / 822 sq ft | Biomass Building & Outbuildings - 52 sq m / 561

IMPORTANT NOTICE: The Country House Department gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. The Country House Department does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. The Country House Department does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. The property will be sold subject to and with the benefit of all wayleaves, covenants, easements and rights of way, whether mentioned in these particulars or not. Photographs taken October 2025. Particulars prepared in November 2025.

FLOORPLAN



The Coach House - 243 sq m / 2,614 sq ft

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AREA GUIDE

Suffolk

Where Essex meets Suffolk, rolling countryside, historic villages, and thriving market towns create an irresistible mix of rural charm and modern convenience. The Stour Valley, immortalised by John Constable, is at the heart of this landscape, with villages like Nayland, Stoke-by-Nayland, and Boxford offering timber-framed cottages, cosy pubs, and a strong sense of community. Nearby Lavenham, one of England's best-preserved medieval villages, is a treasure trove of boutique shops, galleries, and renowned eateries. For culture, Sudbury, birthplace of Thomas Gainsborough, boasts independent shops, a vibrant arts scene, and excellent rail links to London.

WALKING **Bures Dragon Walk**
Created for the Queen's Diamond Jubilee, the chalk outline commemorates a local legend of a dragon that once terrorised the village. While the dragon sits on private land, it's easily viewed from St. Stephen's Chapel.

EATING OUT **The Three Horseshoes**
A family-run country pub and restaurant, it serves delicious local food. In 2024, it was awarded three rosettes from the AA Restaurant Guide and a Michelin Bib Gourmand and named Pub of the Year.

EVENT **The Suffolk Show**
The Show celebrates local rural life, showcasing the best of agriculture, equestrian events, local food, and country pursuits, from livestock displays to show jumping and artisan stalls.

DAY OUT **Ickworth House & Gardens**
This is a striking National Trust estate, with its grand Italianate rotunda, sprawling parkland, and beautifully landscaped gardens. Kids can explore the woodland play areas, while history lovers can delve into the fascinating past of the Hervey family, with scenic walks, cycle trails, and a café.





THE
COUNTRY
→ HOUSE
DEPT.

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