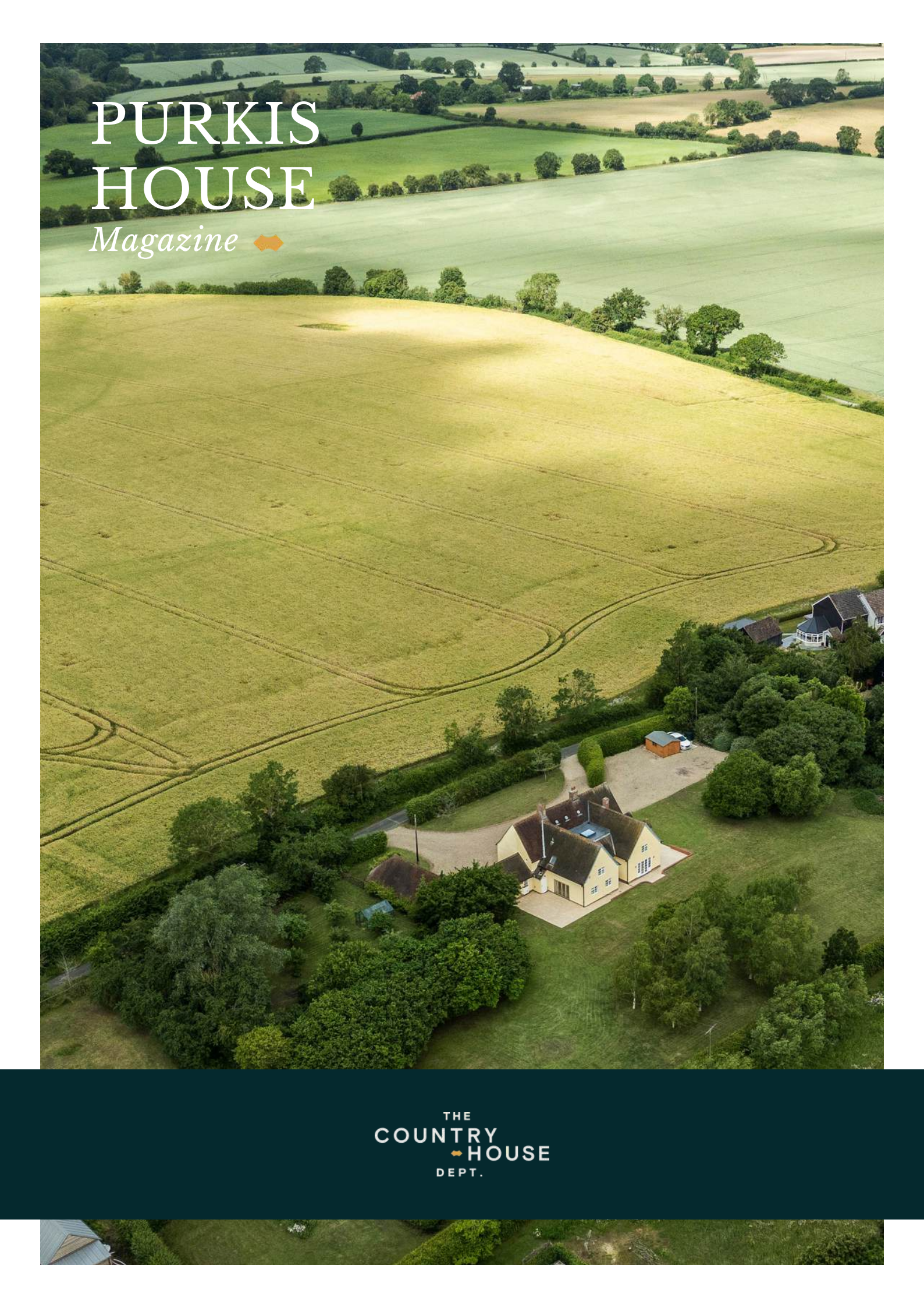




PURKIS HOUSE

Magazine ◆

THE
COUNTRY
HOUSE
DEPT.



PURKIS *House*

Lower Farm Road, Sudbury, Essex CO10 7AG



Tucked away amidst endless countryside, Purkis House occupies a wonderfully peaceful setting, where open fields stretch to the horizon and the pace of life slows almost instinctively. Despite its idyllic seclusion, the thriving villages of Long Melford and Lavenham, together with Sudbury's rail links and amenities, are all within easy reach.

Estimated to date from the early 17th century, this handsome unlisted home has evolved gracefully over time. The current owners have undertaken a thoughtful programme of extension and refurbishment, creating a house that is every bit as practical as it is charming. Traditional character sits comfortably alongside modern family living, with elegant reception rooms flowing into generous spaces designed for gathering, entertaining and everyday life.

At its heart lies the beautifully crafted kitchen, complete with an AGA. With glazed doors opening onto the terrace and gardens beyond, it is easy to imagine this becoming the place everyone naturally gravitates towards. The adjoining reception rooms provide wonderful spaces for both entertaining and quieter moments, while long summer lunches spill onto the terrace and children roam freely across the lawns. A separate large utility and boot room provide the practical backbone every country house needs.

With seven bedrooms and five bathrooms, Purkis House offers exceptional flexibility, equally suited to busy family life, regular house guests and those seeking generous space without compromise.

Surrounded by immaculate gardens of around two acres, complete with orchard, greenhouse and sheltered corners to retreat to with a book, Purkis House feels like the perfect country home.







THE FINER *Details*

Bedrooms
7

Reception Rooms
4

Bath/Shower Rooms
5

Double Cart Lodge

Vegetable Garden

Large Storage Shed

Boot Room

Acreage
2

What3Words
///boating.shelters.should

Co-Ordinates
52°03'12"N , 000°40'51"E

Services
Main water and electricity
Private drainage with klargest
Oil fired heating
Underfloor heating

EPC
Band D

Council Tax
Band H

Local Authority
Braintree District Council

AGENT'S NOTE

A separate 7 acres of land available by separate negotiation











ABOUT THIS *Area*



The nearby market town of Sudbury provides an excellent range of day-to-day amenities, including independent shops, cafés, restaurants and supermarkets including a Waitrose, together with a branch line station offering services to London Liverpool Street via Marks Tey. The historic villages of Long Melford and Lavenham, renowned for their medieval architecture and thriving communities, are both within easy reach and offer an appealing mix of pubs, boutiques, galleries and antiques shops.

The area is particularly well regarded for its schooling, with an excellent choice of both independent and state options. Independent schools include Old Buckenham Hall, Littlegarth, Ipswich School and the Royal Hospital School, while the highly regarded Colchester Royal Grammar School and Colchester County High School for Girls are also within easy reach.

For those who enjoy the outdoors, there are miles of countryside walks, cycling routes and bridleways to explore. The River Stour is close by, offering everything from peaceful riverside walks to paddleboarding and kayaking through the heart of Constable Country. Golf enthusiasts are well catered for, with Stoke by Nayland Resort and Brett Vale Golf Club both within easy reach, while the Suffolk coast, including Aldeburgh and Southwold, can be reached in around an hour.















POINTS OF *Interest*



Towns and Cities

Long Melford, 2.8 miles

Sudbury, 3.7 miles

Bury St Edmonds, 18 miles

Colchester, 18 miles

London, 71 miles

Pubs & Restaurants

The Henny Swan, Sudbury

The Bildeston Crown, Bildeston

The Kings Head, Bildeston

The Peacock, Chelsworth

Black Lion, Long Melford

Train Stations

Sudbury, 3.5 miles

Marks Tey Station, 16 miles

Braintree Station, 15.9 miles

(London Liverpool Street from 75 minutes)

Airports

Stansted Airport, 29.7 miles

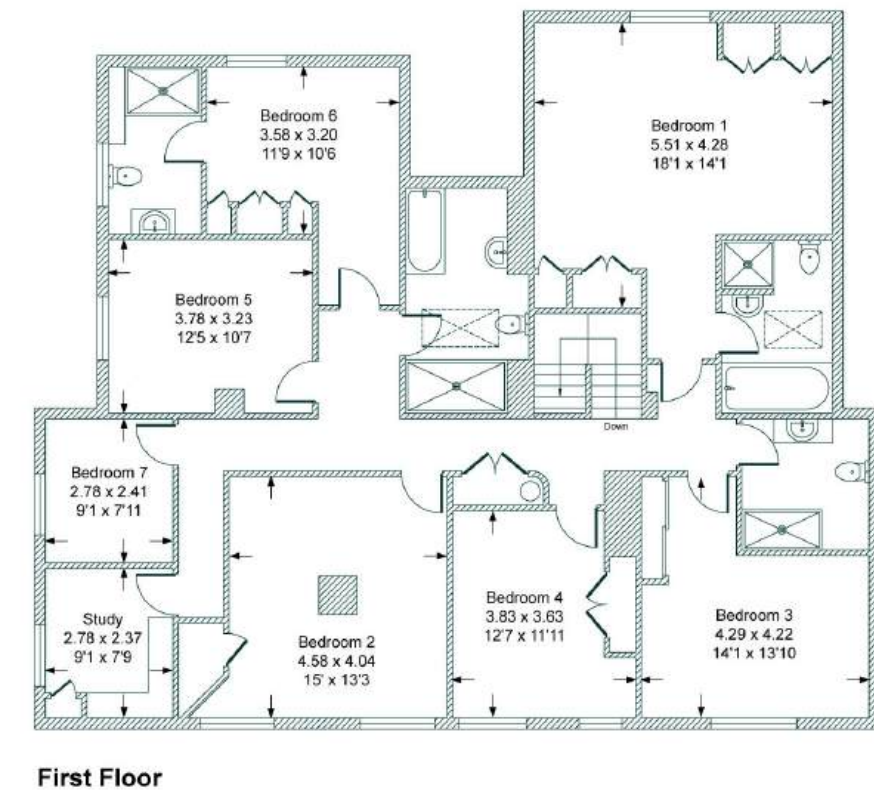
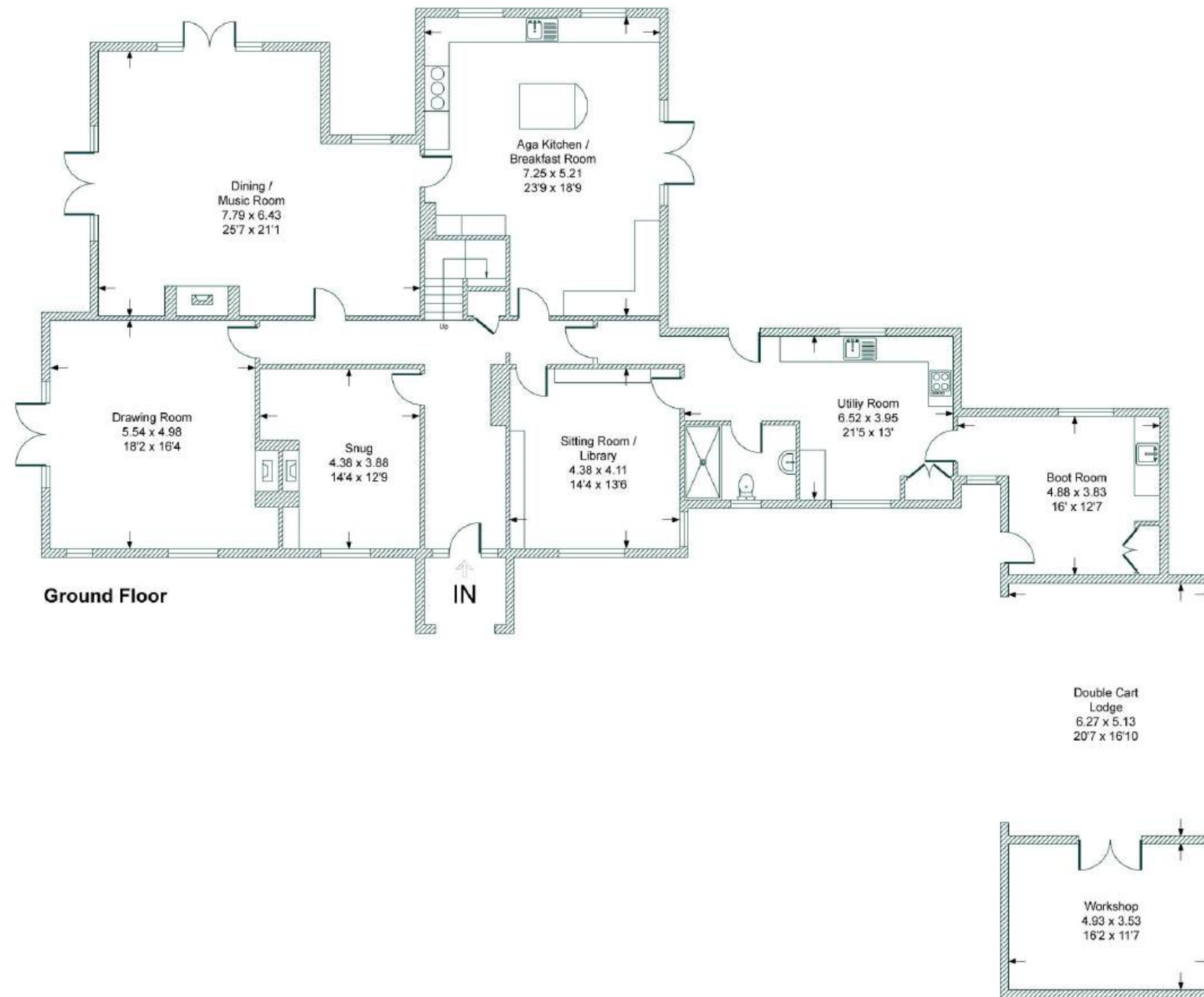
Southend Airport, 48.2 miles

London Heathrow, 97 miles



FLOORPLANS

Purkis House



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
Produced by The Country House Department Limited

Total - 406.3 sq m / 4,375 sq ft
House - 389 sq m / 4,188 sq ft | Outbuilding - 17.3 sq m / 187 sq ft



AREA GUIDE

North Essex & The Suffolk ➡

North Essex and the Suffolk border offer a wonderfully unspoilt corner of East Anglia, where rolling countryside, historic market towns and riverside landscapes create an enviable way of life. Medieval wool towns such as Long Melford and Lavenham are rich in character, with independent boutiques, antique shops and welcoming cafés lining their picturesque streets. The nearby Stour Valley and Dedham Vale, immortalised in the paintings of Constable, provide some of England's most celebrated scenery, with miles of footpaths weaving through meadows, woodland and charming villages.

Walk - The Stour Valley Path

The Stour Valley Path offers beautiful riverside walks through Constable Country, with particularly scenic stretches around Long Melford and Sudbury, perfect for family outings and dog walks alike.

Event - Suffolk Show

The annual Suffolk Show is one of the highlights of the rural calendar, celebrating agriculture, equestrian pursuits, artisan food and country living

Day Out - Kentwell Hall

Explore the historic house and gardens of Kentwell Hall, famed for its Tudor re-enactments and seasonal events for all ages.

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