

PEACOCK PRIORY

Magazine 

THE
COUNTRY
 HOUSE
DEPT.





PEACOCK *Priory*

Old Rectory Lane, Bury St Edmunds, Suffolk, IP294HQ



From the moment you step inside, Peacock Priory has an extraordinary sense of light and space. Your eye is drawn through the house to the colourful walled garden and swimming pool beyond, while every principal room has been designed to embrace the gardens.

At the heart of the home is a spectacular kitchen, defined by a soaring double-height ceiling, a dramatic roof lantern and handcrafted cabinetry. The generous central island naturally becomes the social hub, while wide glazed doors open seamlessly onto the terrace, creating an effortless connection between inside and out. Designed for entertaining on every scale, it offers an abundance of space for family and friends to gather, celebrate and stay, with guests moving effortlessly between the pool, gardens and kitchen as long summer lunches drift into warm evenings.

Created from a collection of historic buildings, Peacock Priory combines original brick and flint walls with craftsmanship and contemporary design. Complete privacy, uninterrupted countryside views and beautifully landscaped gardens create a setting that feels peaceful, while the finish throughout gives the house the atmosphere of a luxury countryside retreat. Entirely unique, it is a home designed to be lived in and enjoyed every day.







THE FINER *Details*

Bedrooms
5

Reception Rooms
4

Bath/Shower Rooms
5

Self-contained cottage/annexe

Oast house office

Swimming Pool

Stable Yard, Manège/Arena, Paddocks,
Horse Walker, Outbuildings, Barns

Pond

Acreage
7.87

What3Words
///tidal.measure.growth

Co-Ordinates
52°07'45"N , 000°43'52"E

Services
Mains Electric & Water
Septic Tank
Air Source Heat Pump
LPG Gas

EPC
Band C

Council Tax
Band G

Local Authority
Suffolk Country Council & Babergh District Council















ABOUT THIS *Area*



Approached via a long private driveway, Peacock Priory occupies an exceptional setting, surrounded by rolling farmland and protected by ancient woodland, creating remarkable privacy and an overwhelming sense of peace. Positioned on one of Suffolk's highest points, the far-reaching south-westerly views stretch for miles across the surrounding countryside, capturing everything that makes country living so special.

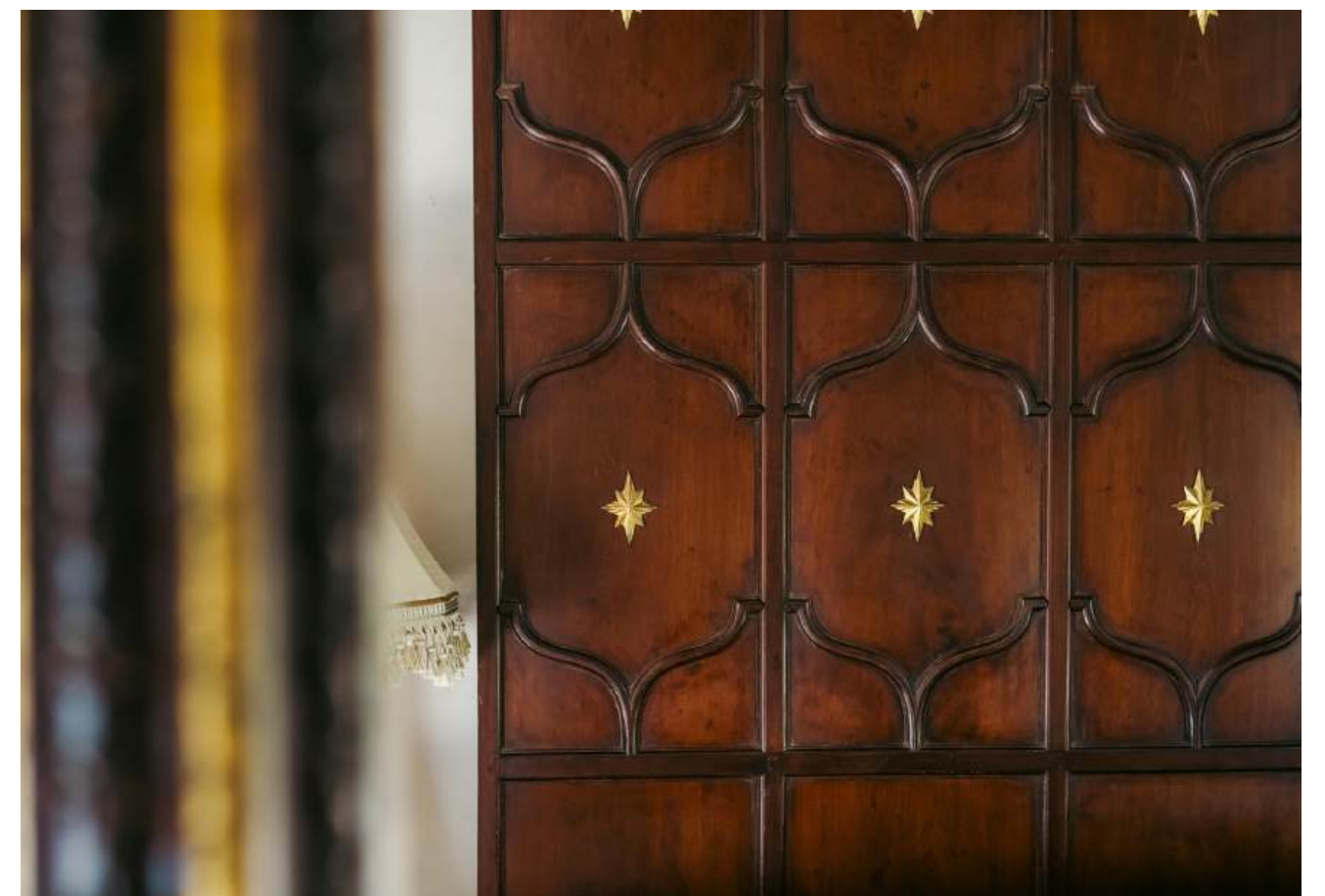
Despite its wonderfully secluded setting, the village of Shimpling, with its traditional pub, church and village hall, is just moments away. The historic villages of Long Melford, Lavenham and Clare are all within easy reach, offering an excellent selection of independent shops, cafés, restaurants and everyday amenities, while the cathedral town of Bury St Edmunds provides outstanding shopping, leisure and cultural facilities.

Schooling is a particular strength, with highly regarded independent schools including Old Buckenham Hall, Barnardiston Hall, South Lee, Finborough and Culford all within comfortable reach, alongside an excellent choice of state schools. Fast rail services from Sudbury and Colchester connect to London Liverpool Street in approximately 80 and 50 minutes respectively, making Peacock Priory ideally placed for those seeking a peaceful rural lifestyle without sacrificing connectivity.



























Please note: This plan is should be used as a guide only.

POINTS OF *Interest*



Towns, Cities & Villages

Long Melford 5.2 miles
Sudbury 7.9 miles
Bury St Edmunds 10.8 miles
Newmarket 19.7 miles
Cambridge 34.8 miles
London 74.2 miles

Pubs & Restaurants

Queens Head, Hawkedon
The Black Lion & Scutchers, Long Melford
The Crown, Hartest
Pea Porridge, Bury St Edmunds

Train Stations

Sudbury Station 8.6 miles
London Liverpool street from 80 minutes
Stowmarket 16.7 miles
London Liverpool street from 70 minutes
Bury St Edmunds Station 10.7 miles
London Liverpool street from 90 minutes

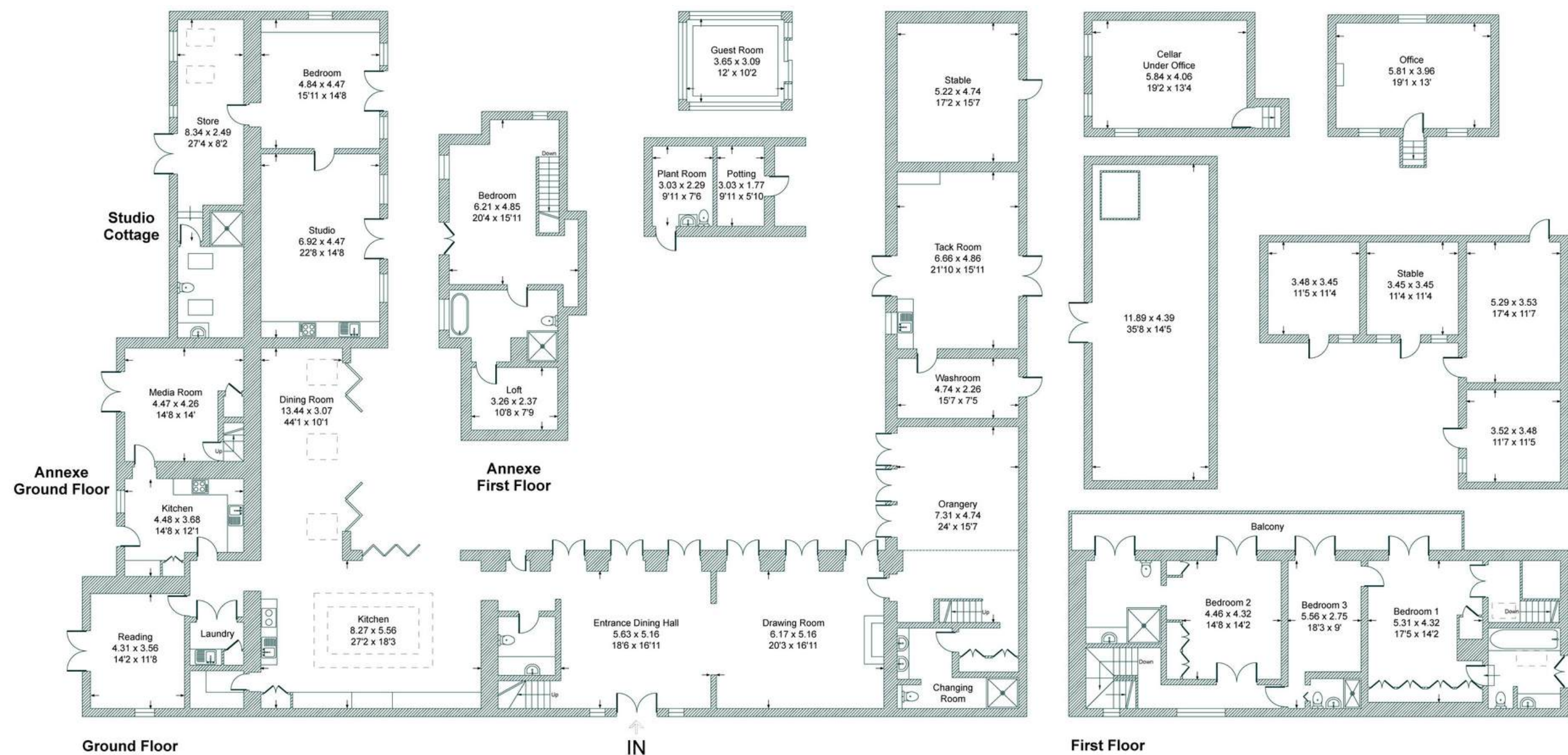
Airports

Standsted Airport 35.5 miles
Southend Airport 57.9 miles
London Heathrow 75.9 miles



FLOORPLANS

Peacock Priory



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

Approximate Total Internal Area - 753 sq m / 8107 sq ft
Approximate Gross Internal Area - 372 sq m / 4004 sq ft | Approximate Annexe Internal Area - 111 sq m / 1194 sq ft
Approximate Studio Cottage Internal Area - 90 sq m / 973 sq ft | Approximate Outbuildings Internal Area - 180 sq m / 1936 sq ft

AREA GUIDE

Suffolk

Suffolk combines rolling countryside, historic market towns and a relaxed pace of life. Long Melford, Lavenham and Clare offer history, independent shops and cafés, while Bury St Edmunds provides excellent shopping, dining and culture. The countryside and River Stour are ideal for walking, cycling and kayaking, with beautiful villages including Bildeston, Hadleigh, Nayland and Dedham. Award-winning pubs, farm shops and vineyards abound, while Ickworth Estate, Newmarket Racecourse and Thetford Forest offer excellent days out. The Suffolk coast, including Aldeburgh, Southwold and Orford, is also within easy reach. Beautifully connected yet distinctly rural, this is Suffolk at its best.

Walking – Ickworth Estate

One of Suffolk's finest National Trust estates, with miles of trails through parkland and woodland surrounding its iconic Rotunda, plus gardens, cycle routes and a café.

Eating Out – The Leaping Hare, Wyken Vineyard

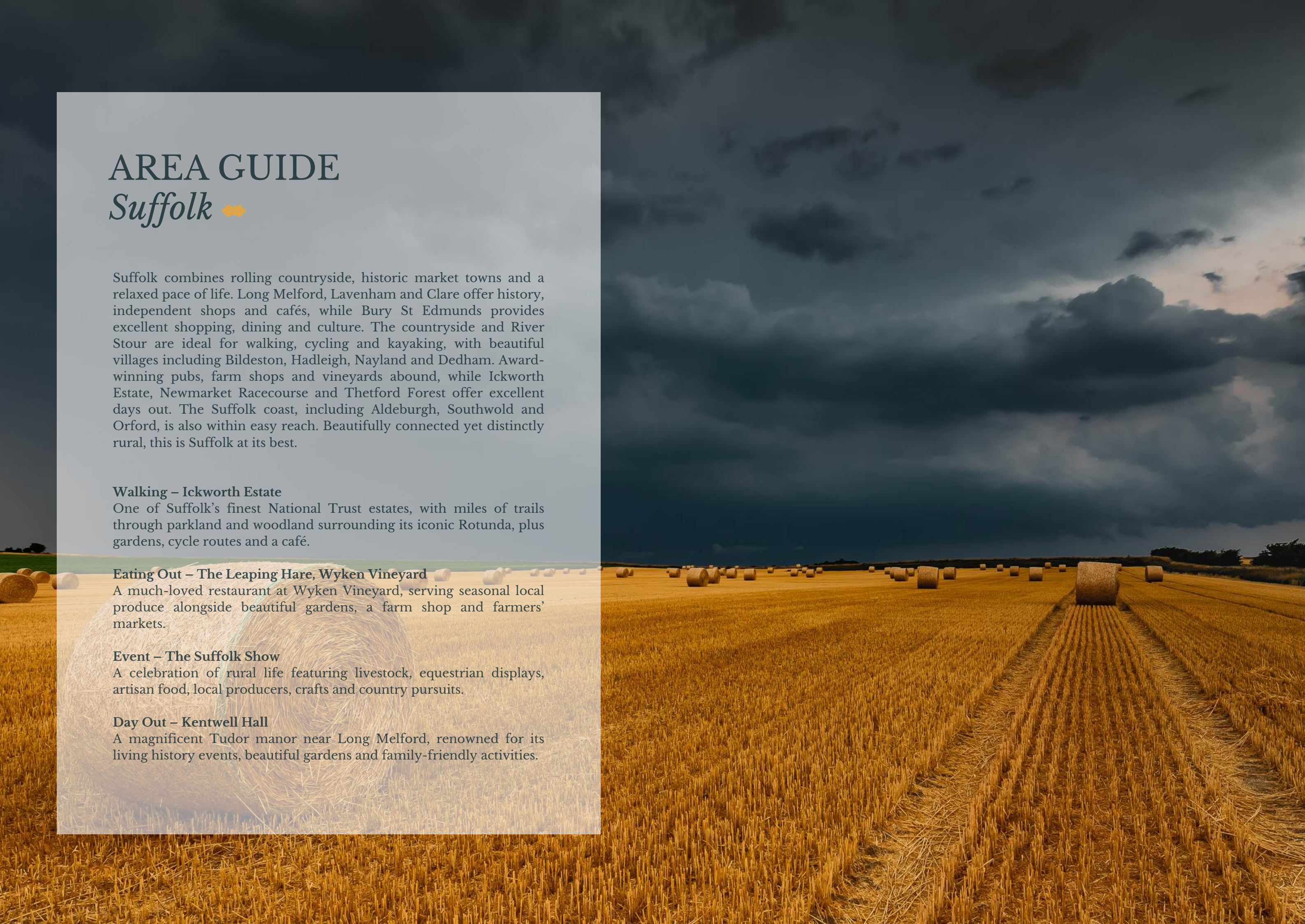
A much-loved restaurant at Wyken Vineyard, serving seasonal local produce alongside beautiful gardens, a farm shop and farmers' markets.

Event – The Suffolk Show

A celebration of rural life featuring livestock, equestrian displays, artisan food, local producers, crafts and country pursuits.

Day Out – Kentwell Hall

A magnificent Tudor manor near Long Melford, renowned for its living history events, beautiful gardens and family-friendly activities.



ABOUT *The Country House Department*



Established in June 2020, The Country House Department specialises exclusively in the sale of exceptional country houses. With a team of 20 dedicated professionals, we are renowned for delivering outstanding client service, innovative marketing strategies and an unrivalled understanding of the rural property market.

Each of our regions is covered by a highly experienced agent who possesses in-depth, local knowledge and a proven track record of selling premium properties in their area. This regional expertise ensures that every home is marketed with insight, precision and a genuine understanding of its unique appeal. Importantly, every property benefits from a single, dedicated point of contact, providing continuity, clarity and the very highest level of personal service throughout the entire sales process.

Prioritising quality over quantity, we focus on representing only the finest houses. As a result, we are fast becoming the trusted agent for premium properties across 15 counties, including Gloucestershire, Oxfordshire, Wiltshire, Berkshire, Buckinghamshire, Surrey, Hampshire, Northamptonshire, Worcestershire, Warwickshire, Somerset, Essex, Cambridgeshire, Suffolk and West Sussex.

← Sold by *The Country House Department*

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