Quays House, Risby, Suffolk

Sheridans

F&M
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Quays House, School Road, Risby, Suffolk, IP28 6RQ

An exceptional and substantial detached village residence standing within mature and private grounds, complemented by an excellent range of ancillary accommodation including an exceptional newly converted contemporary barn (Quays Lodge), currently used as a very successful holiday let and recreational facilities including swimming pool and tennis court, all in grounds extending to 1.26 acres.

Quays House represents a rare opportunity to acquire a property of considerable character and versatility, combining period elegance with modern living, all set within a highly regarded village location close to Bury St Edmunds and offering convenient access to Cambridge and London.

Listed Grade II as being of particular architectural importance and arguably one of the finest houses within the village, Quays House offers extensive and well-balanced accommodation arranged over three floors, with stunning interiors that beautifully reflect the property's heritage dating back to the mid 16th century. Throughout, a wealth of retained character features can be found, including exposed timbers, original fireplaces and distinctive ceiling detailing, built-in storage throughout the house, all contributing to a warm and inviting atmosphere.

The principal reception rooms are particularly impressive, with elegant proportions and high ceilings. A large, welcoming entrance hall immediately sets the tone for the home, offering a sense of arrival and providing access to the main living spaces, alongside a convenient cloakroom and separate boiler room.

The drawing room provides an elegant and refined space, featuring a striking exposed brick fireplace with a substantial timber bressummer beam and inset fire, complemented by decorative finishes and excellent natural light from dual aspects overlooking the gardens. The ceiling detailing further enhances the sense of craftsmanship and period integrity. The formal dining room offers a more intimate setting, ideal for entertaining, with a feature fireplace and large sash windows offering views across the surrounding grounds. A generous triple aspect sitting room provides additional flexibility for family living, creating a relaxed and comfortable environment enjoying views across the grounds.

At the heart of the home lies the kitchen/breakfast room, a superb space combining character and practicality. Exposed high status beams and timber flooring create a rustic charm, whilst a range of well-crafted cabinetry, quartz work surfaces and a central island offer excellent functionality. A traditional Aga sits comfortably alongside modern conveniences, and the layout naturally encourages informal dining and day-to-day family living. The ground floor is further supported by a cellar, cloakroom and a well-appointed utility/boot room, fitted with extensive storage and space for appliances, providing a practical entrance point ideal for country living.

The bedroom accommodation is arranged across the upper floors, comprising four generous first-floor bedrooms, offering a delightful mix of proportions and individual character, together with a useful nursery room ideally suited for young families with a connecting bedroom. Many of the rooms enjoy attractive outlooks across the gardens, whilst exposed beams and architectural detailing enhance their charm.
The second floor provides a series of particularly characterful attic-style rooms, with access via two separate staircases, adding both practicality and a sense of flexibility to the layout. Here, sloping ceilings and exposed timbers create warm and inviting spaces, well suited to guests, children or home working. The bath and shower rooms are well appointed and thoughtfully designed.

Of particular note is the principal bathroom and dressing room situated off the main bedroom, offering a luxurious, almost boutique-style feel, centred around a freestanding roll-top bath set upon a raised platform, complemented by period-style fittings and views over the gardens. Character features, including exposed timbers, further enhance the sense of individuality.

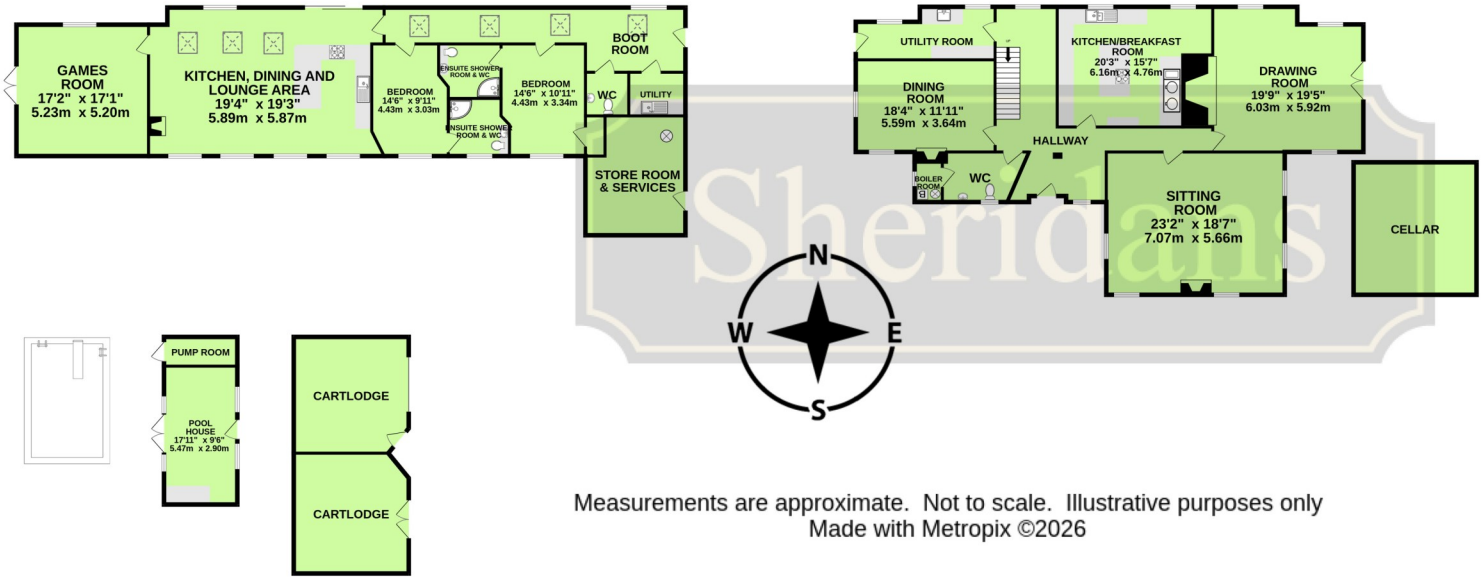
Quays Lodge
A particularly notable feature of Quays House is the impressive detached barn-style annexe, which is currently operated as a successful holiday let, offering an excellent ancillary income stream or, alternatively, highly flexible additional accommodation.
The barn has been finished to a particularly high standard throughout, combining contemporary styling with character elements such as vaulted ceilings and exposed timbers. The principal living area is open-plan, incorporating a well-fitted kitchen with integrated appliances, flowing into a comfortable sitting and dining space centred around a wood-burning stove. Large glazed openings ensure excellent natural light and connection to the outside space. A separate games/recreation room provides further versatility and is currently arranged for leisure and entertainment. The long entrance hall has a boot room area, utility room, cloakroom and the two generous double bedrooms are complemented by stylish en-suites.
Overall, Quays Lodge offers a high-quality, self-contained environment, ideal for guests, multi-generational living or continued commercial use.

Garden & Grounds
Quays House is approached through a pair of electric gates and a sweeping gravel driveway, leading to a large cart lodge providing covered parking, in addition to extensive parking areas and access to Quays Lodge. The south-facing grounds are a defining feature of the house, being beautifully landscaped and thoughtfully arranged. Expansive lawns are interspersed with mature trees, established planting and well-stocked borders, creating a high degree of privacy and visual appeal.
A large terrace adjoins the house, providing an ideal setting for outdoor dining and entertaining. The swimming pool is set within a walled and paved terrace, creating a sheltered and attractive space, supported by a dedicated pool house and plant room. Beyond, the grounds extend to include a tennis court, offering an excellent additional recreational amenity. All in about 1.26 acres.
A range of further outbuildings, including a garden shed, wood shed and bike shed (serving Quays Lodge), offer excellent ancillary storage and practicality for country living. The property is set within a well-defined walled and fenced garden, providing a high degree of security and privacy.

Setting
The house is situated within a conservation area in the very heart of the village. Risby is a highly regarded village situated just to the west of Bury St Edmunds, offering a strong sense of community alongside convenient access to a wide range of amenities, schooling and transport connections. The area is well known for its surrounding countryside and accessibility, making it particularly appealing for those seeking a balance between rural living and convenience.

Services
Mains drainage and water. Oil fired radiator central heating for main house
Quays Lodge on private drainage. Air source heating for Quays Lodge and for swimming pool
Council Tax: West Suffolk Band: G
Broadband speed: Up to 1000 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: No Risk

GROUND FLOOR



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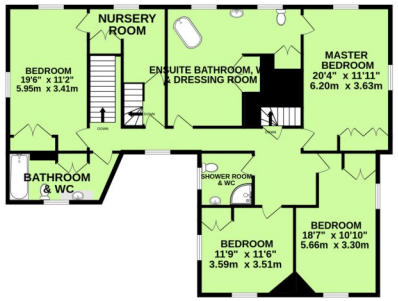

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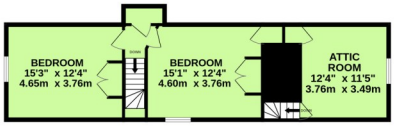

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