



EH

EXQUISITE
HOME

OPPORTUNITY AWAITS

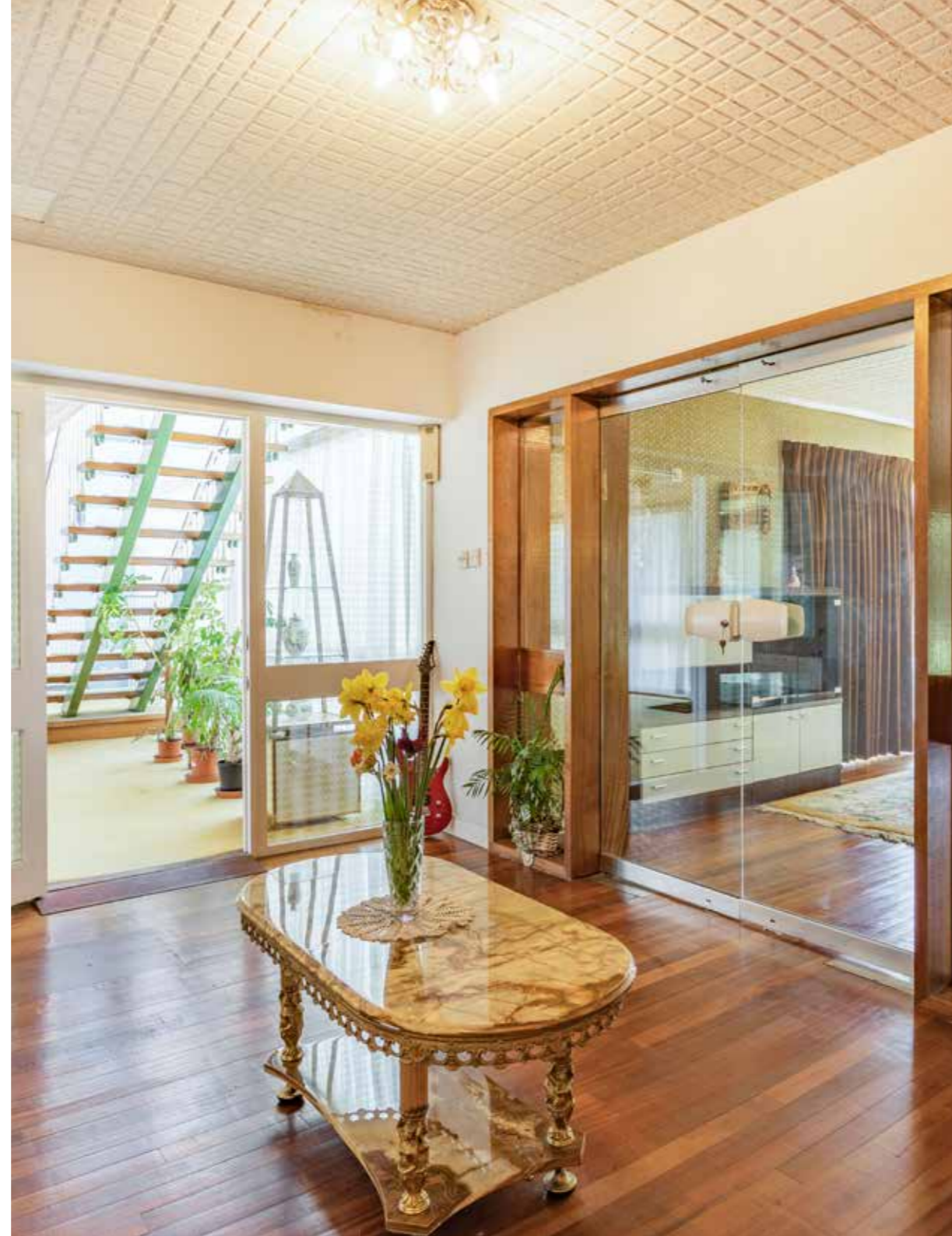
“This has been a paradise for our family.”





The house is a large, distinct mid-century modern build that retains much of the character and style of this period. A large, mostly-glazed entrance hall welcomes you into the house, where a unique open-tread stair leads up to the first floor. To the left of the entrance hallway is a large games room, which is one of the favourite spots of the current owners, who love to entertain their extended friends and family in this generous space. Back across the entrance hall you'll find a generous lobby which opens into the main reception rooms. Glass doors open into the first reception area, which is a grand, triple aspect room running the depth of the house, offering views through large windows into the gardens and grounds outside. The first section of the reception room is a more formal area with lovely original wood flooring that then gently lowers into the more comfortable family room, where the central feature has to be the large open stone fireplace. The family room then opens through into the long gallery. A distinct feature of the gallery is the varnished pine panelling on the ceiling, one example of the bespoke design implemented in the property by the current owners, who owned a timber business and therefore supplied much of the flooring, wood panelling, cupboards, kitchen and doors throughout the property. The long gallery features inset book shelving and also opens first into the generous dining room. The dining room is a wholly individual space with a recessed ceiling and up-lighting giving the room a distinct character. Across from the dining room, the gallery then leads out into the generous conservatory. At ten metres in length, the conservatory is a wonderfully large space that allows for multiple zones for seating and dining. The conservatory was added by the current owners and gives one of the prettiest views of the garden. The current owners fondly recalled a memory of sitting in the conservatory with visiting family, watching the large cherry tree blossom in the garden, when the family member said of the property, "this is paradise."

Across from a bar area in the gallery is the cosy "TV room," which features another open fireplace and is described by the current owners as their favourite place to relax, especially on cold winter days. The TV room also features a vaulted ceiling which looks up into the upstairs landing, and it is easy to imagine children enjoying such a unique feature. The current owners raised their family in the home and said that it was ideal for family life: "the children loved growing up here, and the size of the property means everyone was able to have their own space." The long gallery then opens into the final reception room, which is yet another generous space that then opens into an office which features French doors that lead out into the garden and would be an ideal spot for anyone working from home.



“The children loved growing up here, and the size of the property means everyone was able to have their own place to relax...”

Accessed via the entrance hallway and via the TV room is the kitchen. The kitchen features a modern double oven and an electric hob which is built into the central island. The kitchen flows through into a breakfast room where there is also a large walk-in larder and a second staircase leading to the first floor. The breakfast room then opens into a generous utility room. The ground floor is completed by a selection of rooms which could function as a self-contained annexe. Currently there is a small kitchenette in one of the rooms at the end of the property, which is next to a ground floor bedroom. There is also a large shower room in this section of the house and therefore the possibility exists to create a “granny annexe” here which would be ideal for visiting guests or for those with limited mobility.



The first floor features an incredible eight to nine bedrooms, many of which offer flexible layouts and include built-in wardrobes. Of particular note are the two large bedrooms over the ground floor triple-aspect reception room. These two large rooms share a family bathroom and, as they are sectioned off from the main corridor, could be combined to create one of many private suites. To the other end of the house is another large bedroom formerly used as a play room and finally, across the entrance hall is the property's current principle suite. The suite includes a large bedroom, dressing area with fitted wardrobes, and a generous bathroom with separate bathtub and shower. The bedroom then opens out onto an incredibly large balcony, and the current owners noted the possibility of extending the property's living space out onto the balcony, which would of course be subject to any necessary planning permission.

The property and its immediate grounds extend to just over 1.75 acres, and the house sits centrally within the grounds, creating different areas of garden around the entire property. The gardens are largely laid to lawn and interspersed with trees and shrubs, offering a virtually blank canvas for a new owner to put their mark on. There is space to the front of the house to park a number of cars, and the generous garage could easily fit at least four vehicles. The property's star feature is a large, indoor swimming pool and sauna which is perfect for families or visiting guests. "Our children loved the swimming pool" said the current owners. "It has been a paradise for our extended family too and we've loved spending days there together." The owners note that one of the main advantages of the size of this property was that it has been able to accommodate their large family gatherings. "We've sometimes had as many as thirty people stay and everyone was comfortable."

In addition to the 1.88 acres of formal gardens, there is an additional paddock and a tennis court (total area 2.23 acres), the tennis court could now benefit from some regeneration. The vendors have previously informally discussed with the local planners about the possibility of putting holiday lodges on this paddock, which could be independently accessed from the property via the removal of the tennis court.

AGENTS NOTES, there are two lots available:

- 1) House and 1.58 acres**
- 2) House and 1.88 acres with tennis court and additional paddock (2.23 acres).**



LOCATION

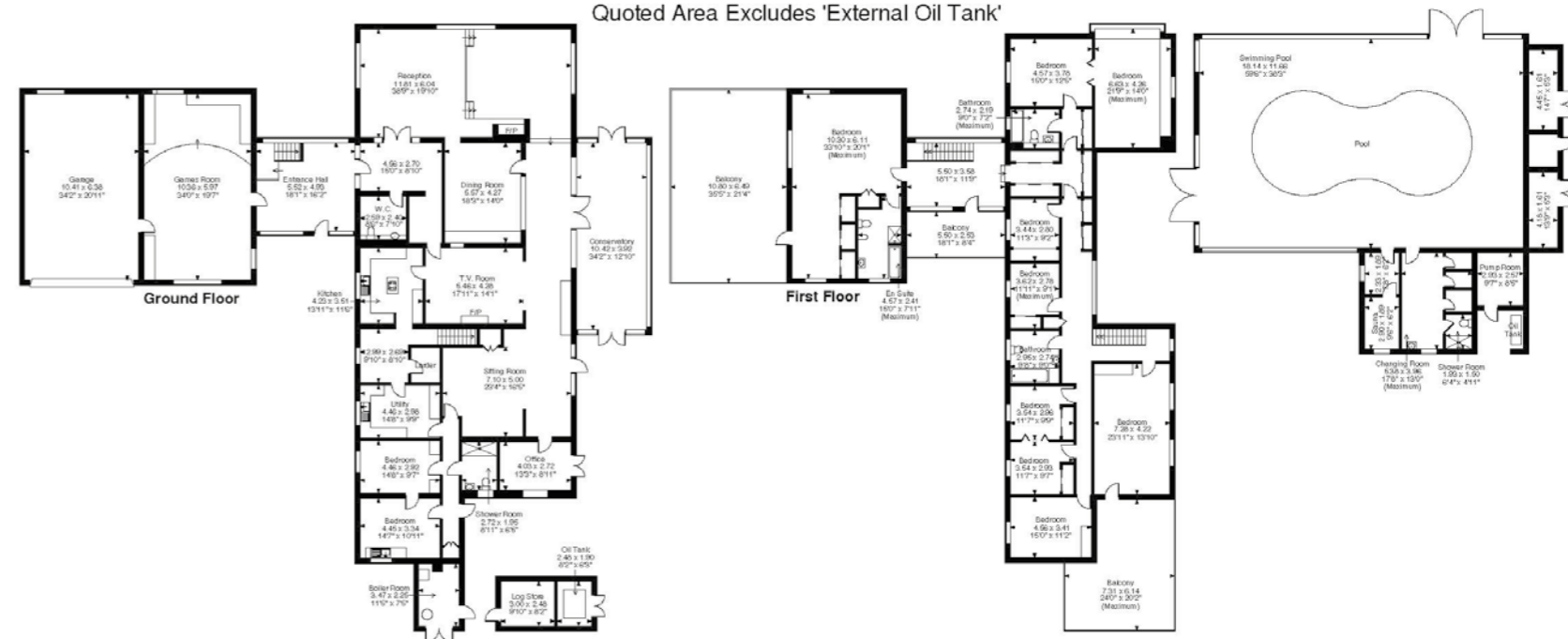
The property offers endless opportunities for development. The current owners have informally discussed with the local planners the possibility of converting the property into a leisure business, such as a B&B or small hotel, to which they say the planners responded positively, though any such development would still require formal planning application and approval. The property's location so close to Bury St Edmunds, which is a popular tourist destination for visitors to Suffolk, as well as its proximity to the Culford School, where parents may wish to visit boarding pupils, makes this property an interesting business proposition indeed. The current owners are also open to discussions regarding the purchase of additional land and are very happy to discuss with prospective purchasers further ideas for development.

The village of Culford sits just to the north of Bury St Edmunds, and is famous for the highly-popular independent school which is only a few minutes' walk from the property. The property is surrounded by paddocks and fields, and a gentle walk to the north of the property will lead into protected woods and parkland, meaning future expansion of suburban neighbourhoods into this immediate area is unlikely. The property is also close to West Stow Anglo Saxon village, and also to Kings Forest at North Stow, which offers miles of unspoiled forest walks. Described by many as the cultural capital of Suffolk, Bury St Edmunds is famed for its beautiful cathedral, rich medieval heritage, theatres, an abundance of highly-rated and Michelin star restaurants, and for its amenities, including good options for schooling in both the private and public sector. Centrally located in the county, the property is ideally situated to take advantage of all that Suffolk has to offer, including its famed coast and nature reserves at Minsmere and Dunwich, and also Thetford Forest. The resort towns of Aldeburgh and Southwold can be reached by car in around an hour and the iconic medieval cities of Cambridge and Norwich are between 45 minutes to an hour away. The train station at Bury St Edmunds is a six minute drive from the property offers regular services to Ipswich, from which direct services to London Liverpool Street take between 45 minutes to an hour.



Approximate Gross Internal Area
Main House = 8015 Sq Ft/745 Sq M
Garage = 715 Sq Ft/66 Sq M
Outbuilding = 219 Sq Ft/20 Sq M
Swimming Pool Building = 2970 Sq Ft/276 Sq M
Balcony external area = 1317 Sq Ft/122 Sq M
Total = 11919 Sq Ft/1107 Sq M
 Quoted Area Excludes 'External Oil Tank'

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E		
21-38	F	37 F	
1-20	G		



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