



**The White House**  
**Rougham, Suffolk**

**DAVID  
BURR**





# The White House, Blackthorpe, Rougham, Bury St Edmunds, IP30 9HZ

Rougham is a quaint Suffolk village situated approximately 3 miles from the thriving market town of Bury St Edmunds and 12 miles from Stowmarket which offers a commuter rail link to London. The village has a range of local amenities including a primary school, post office and general stores, pub, B&B, a playing field and sports hall. The local airfield operates as a light aircraft runway and open-air event space and a wide range of further amenities can be found in the nearby town of Bury St Edmunds.

An unlisted residence offered to the market for the first time in nearly 65 years, occupying a prominent village location with easy access to the A14 and Bury St Edmunds. The property enjoys many hallmark features befitting of the era of build, including spacious reception rooms with high ceilings, parquet flooring, ornate fireplaces and cornicing with a beautifully imposing public facing façade. The property is offered to the market in need of renovation throughout with generous grounds amounting to approximately 1.84 acres (sts) and the possibility of development or equine potential, subject to relevant permissions.

## **A detached unlisted 19<sup>th</sup> Century residence requiring renovation with scope for development (STP) with a wealth of period features.**

Entrance door to;

**ENTRANCE HALL:** With unique vertical windows to either side, stairs rising to first floor and door providing access to stairs leading down to cellar. Access to principal rooms.

**DRAWING ROOM:** An exceptional dual aspect room with windows to front and side (a sash window to the front elevation and crittall window to the side) ornate fireplace with redbrick surround and stone hearth currently housing a Gazco gas fire with door to;

**SNUG:** With crittall window to side aspect, redbrick fireplace and door to rear hall.

**REAR HALL:** Personnel access to side garden.

**SITTING ROOM:** A cosy room with inglenook fireplace and Villager multi fuel burning stove.

**KITCHEN:** Currently fitted with a range of wall and base units with Rayburn cooker and space for free-standing goods. Window to rear.

**UTILITY ROOM:** Housing the boiler and sink inset with hot and cold taps over. Door to;

**REAR BOOT ROOM:** With personnel access to side.

**PANTRY:** Located just off the kitchen with window to side aspect.

**SHOWER ROOM:** With corner shower and glass sliding door, sink inset with hot and cold taps over, W.C and dual aspect crittall windows to side.

### **First Floor**

**LANDING:** With parquet flooring and access to first floor rooms.

**PRINCIPAL BEDROOM:** Located above the drawing room with sash window to front aspect.

**BEDROOM 2:** Double bedroom with sash window to front aspect.

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**BEDROOM 3:** Double bedroom with dual aspect windows to side and rear, also housing a redbrick fireplace.

**BEDROOM 4:** Double bedroom with sash window to side aspect.

**BATHROOM:** With white suite comprising handwash basin and panelled bath.

**CLOAK ROOM:** Housing W.C.

**AIRING CUPBOARD:** Housing water cylinder.

## Second Floor

With space for two further attic rooms, currently housing the electrical consumer unit and header tank. It is fair to say the second floor is in need of greater refurbishment than the remainder of the property.

## Outside

The White House enjoys an elevated position within the village, with ease of access to the A14 providing links to Bury St Edmunds and Stowmarket.

The property is accessed via a gated shared driveway and is found immediately on the left-hand side of such upon entry. The grounds are well-established incorporating a number of mature trees with a formal lawn to the South-East.

Beyond the formal lawns are more established trees and a small area of woodland which screens the house and garden from the paddock to the rear of the property. Currently home to a number of dilapidated out-buildings, the paddock may in time be ripe for further development, subject to the relevant permissions, or capable of fulfilling equine potential, again subject to the relevant permissions. Prospective purchasers should seek advice in this regard.

**In all about 1.84 acres (STS).**

## Agent's Notes

- As is not uncommon with properties of this ilk, the freehold land on which the house is situated is subject to a right of way for access to the neighbouring buildings. Purchasers should rely on the advice given by their legal advisor to understand the implications of such.
- We understand the sale is subject to a grant of probate which has been received.
- Purchasers should be aware that the transfer of ownership will likely be via a Transfer of Part (TP1) as opposed to a Transfer of Whole (TR1). Some of the land on the existing title is to be retained by the vendor.
- Purchasers should be aware that there is a carpentry business adjacent to the property.

**SERVICES:** Mains water and electricity are connected. Mains drainage. Gas fired heating, electric heaters and wood burning stove. **NOTE:** None of these services have been tested by the agent.

**LOCAL AUTHORITY:** West Suffolk Council.

**COUNCIL TAX BAND** – F £2,826.00.

**VIEWING:** Strictly by prior appointment only through DAVID BURR Bury St Edmunds office 01284 725525.

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**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



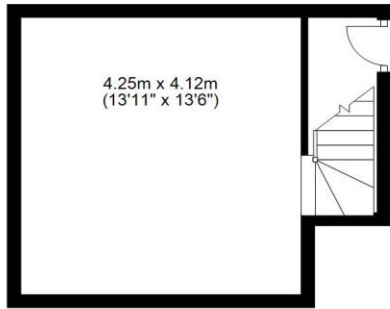






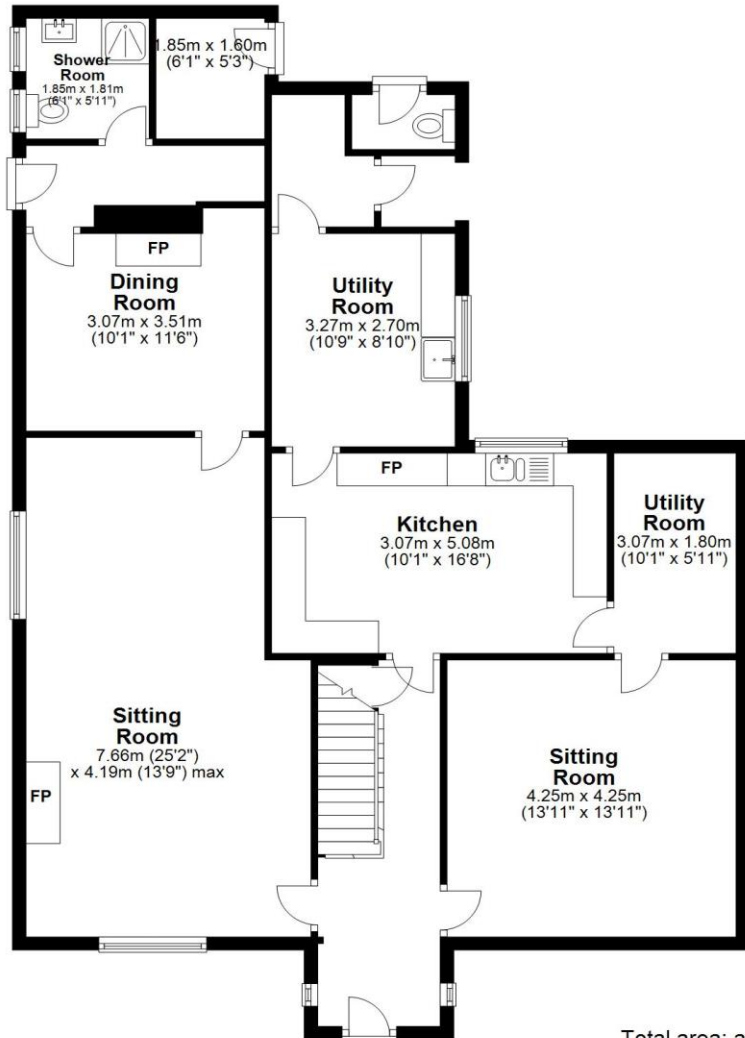
### Basement

Approx. 20.9 sq. metres (224.6 sq. feet)



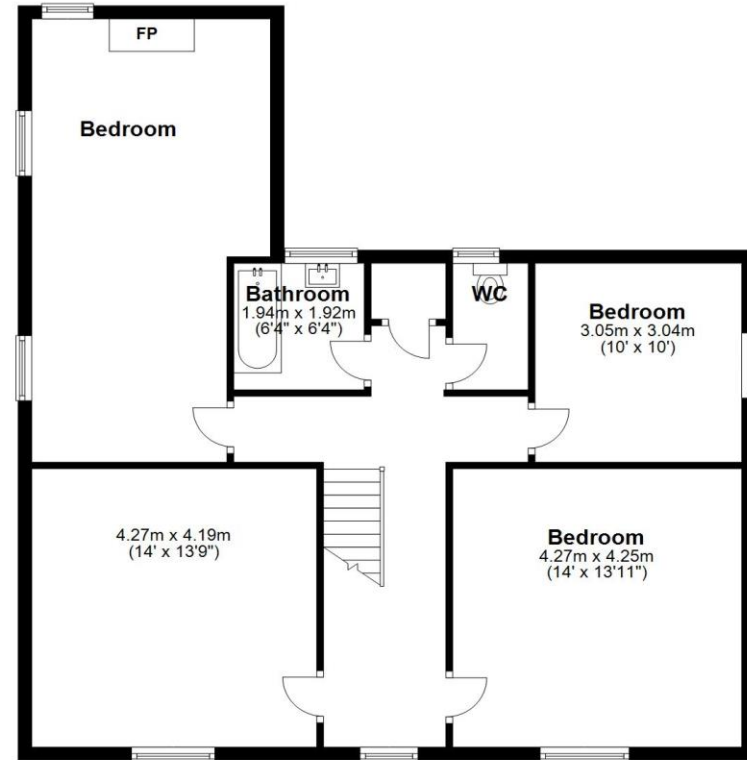
### Ground Floor

Approx. 119.4 sq. metres (1285.3 sq. feet)



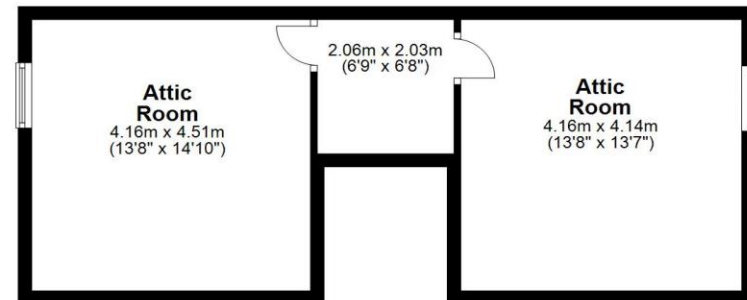
### First Floor

Approx. 91.2 sq. metres (982.1 sq. feet)



### Second Floor

Approx. 40.6 sq. metres (436.7 sq. feet)



Total area: approx. 272.1 sq. metres (2928.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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