



**Mount Farm**  
**Stanton, Suffolk**

**DAVID  
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# Mount Farm, Upthorpe Road, Stanton, Bury St Edmunds, Suffolk, IP31 2AP

Stanton is located centrally between the well served cathedral town of Bury St Edmunds (9 miles) and the market town of Diss (12 miles). Stanton has a good range of local amenities including post office, newsagents and store, garage, parish church, public house, doctor's surgery/health centre and primary school with pre-school to name a few. There is a large modern and well-equipped village hall which is used by many local groups and societies together with children's play areas, tennis courts and football fields. The well renowned Wyken Vineyard with Farmers Markets, Leaping Hare Restaurant and shop are on the village periphery.

An excellent unlisted detached period house that enjoys a rural location within this highly regarded Suffolk area, Mount Farm has retained many notable period features throughout and of particular note is the extensive display of exposed timbers and studwork. This charming property has recently undergone significant improvements internally and is now presented to an excellent order throughout whilst being hugely benefitted by its exceptional grounds that are believed to measure approximately 2.35 acres which incorporate manege, five stable blocks, workshop, tack room and hay store.

## **A splendid three bedroom detached house that occupies an enviable rural position set within grounds measuring approximately 2.35 acres with stables and manege.**

Entrance door opening through to;

**ENTRANCE PORCH:** A welcoming area with tiled flooring and door opening through to kitchen/breakfast room.

**SITTING ROOM:** 20'7 x 13'6 (6.3m x 4.1m). Being an excellent size and displaying many timbers and studwork. Large fireplace with brick surround under a bressummer beam creating the main focal point of the room. Front aspect. Suffolk latch doors to snug/study and kitchen/breakfast room.

**KITCHEN/BREAKFAST ROOM:** 14'5 x 13'6 (5.6m x 4.1m). Fitted with an extensive range of matching wall and base units under work preparation surfaces that incorporate a 1½ bowl sink unit with mixer tap and single drainer. Further integrated appliances include dishwasher. Space for freestanding cooker under extractor hood and fridge freezer. This room offers dual aspect and has exposed timbers and tiled floor. Door to rear lobby.

**STUDY/SNUG:** 14' x 6'7 (4.2m x 2m). Currently occupied as a store area by the current owners, however this versatile space would lend itself to

a multiple of uses if so required. Rear aspect and doors opening to rear lobby and family bathroom.

**BATHROOM:** 6'8 x 6'8 (2m x 2m). Having panelled bath fitted with shower over and part tiled surround, pedestal wash hand basin, W.C. Tiled flooring.

**REAR LOBBY:** 10' x 6'6 (3m x 2m). Having rear aspect and external door giving access to the grounds. Airing cupboard having fitted shelving. Door to;

**CLOAKROOM/UTILITY ROOM:** With W.C. wall hung wash hand basin. Space for washing machine. Tiled flooring.

### **First floor**

**LANDING:** An inviting area with wood flooring and display of exposed timbers. Offering front aspect and doors to;

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**BEDROOM 1:** 14'2 x 14'1 (4.3m x 4.3m). Again continuing the attractive wood flooring this double aspect room offers a display of exposed timbers and studwork. Views of the grounds and countryside beyond. Two double wardrobes.

**BEDROOM 2:** 14'2 x 10'5 (4.3m x 3.2m). A generous size double room with attractive wood flooring, exposed timbers and studwork. Front aspect.

**BEDROOM 3:** 8'9 x 6'7 (2.7m x 2m). Located to the rear of the property with Velux window overlooking the grounds. Wood flooring and exposed timbers and studwork.

## Outside

The property is approached by a five bar gate which in turn gives access to the extensive grounds and large sweeping gravelled driveway that allows off street parking for numerous vehicles and in turn leads to the property and the stable blocks. The grounds of Mount Farm are a genuine delight and undoubtedly one of the property's main key selling features. Divided into distinctive areas with an orchard immediately to the side of the property with a variety of fruit trees which then continue to the main garden area where it is predominantly lawn with a variety of well established trees and flowering beds. To the rear of these grounds are two large paddock areas with post and rail fencing which in turn incorporate a designated manege area and two detached **STABLE BLOCKS**, the first having 5 designated blocks and tack room and the second being used as a workshop and hay store/barn.

**In all about 2.35 acres.**

**SERVICES:** Mains water and electricity are connected. Private drainage. Oil fired heating to radiators. NOTE: None of these services have been tested by the agent.

**LOCAL AUTHORITY:** West Suffolk District Council – Band D

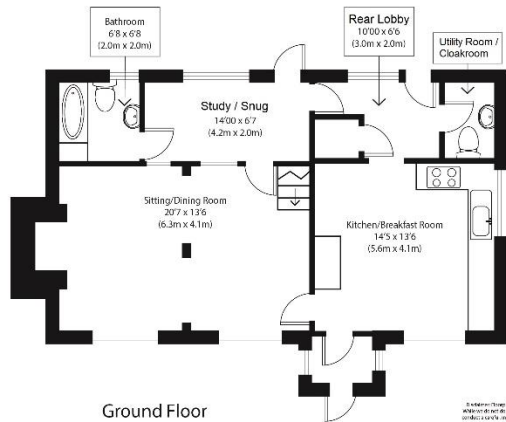
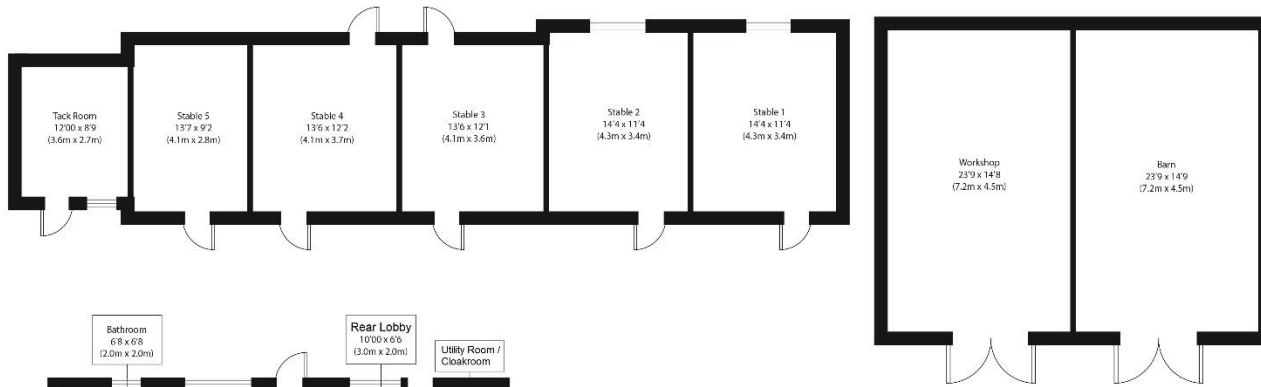
**EPC RATING:** E

**VIEWING:** Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

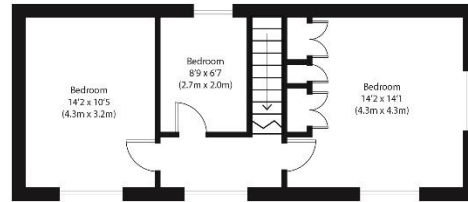
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Ground Floor



First Floor

All interior dimensions are approximate and are based on the current plans. All dimensions are subject to change without notice. All dimensions are subject to the final construction. All dimensions are subject to the final construction. All dimensions are subject to the final construction.



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