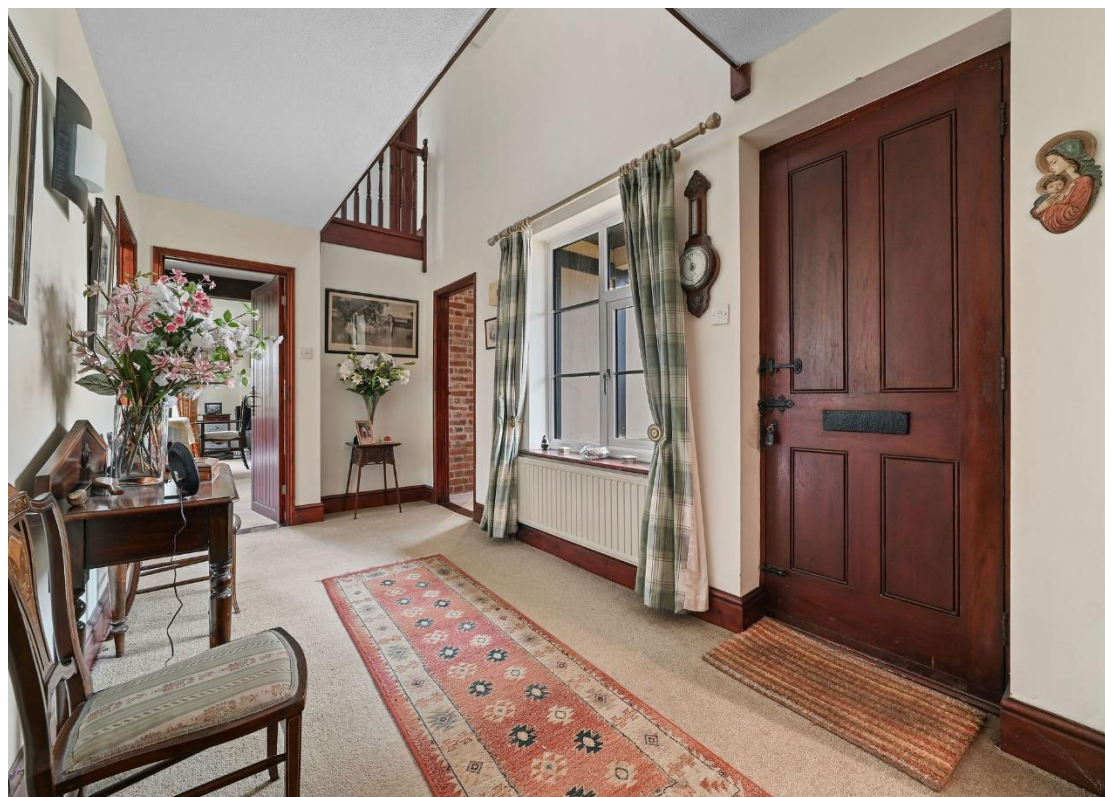




**Old Pastures,  
Whepstead, Bury St. Edmunds, Suffolk.**

**DAVID  
BURR**



# OLD PASTURES, WHEPSTEAD, BURY ST. EDMUNDS, SUFFOLK. IP29 4TN

Whepstead is an attractive, widespread rural village with the Norman parish church of St Petronilla and village pub. The cathedral town of Bury St. Edmunds lies about 5 miles north and provides a very comprehensive range of services and amenities. The A14 trunk road is about 4 miles and this provides fast access to Cambridge, Ipswich, Stansted Airport and London via the M11. Just 15 miles away is the town of Newmarket, world famous as the headquarters of British horseracing. The town is Britain's largest racehorse training centre and some of the finest racing in the world is seen on Newmarket's two racecourses.

Built approximately 40 years ago by the current occupiers, this detached five-bedroom family home has been constructed to include character, both internally and externally while retaining versatile accommodation arranged over two floors, a detached double garage and **grounds in the region of 0.77 acres**. Of particular note are the far-reaching countryside views and private, mature wrap around gardens.

## **A detached five-bedroom family home of approximately 3010 sq.ft. with a detached double garage and generous grounds of approximately 0.77 acres situated in a quiet rural position in this highly sought after Suffolk village.**

**ENTRANCE HALL:** With a part galleried landing, stairs rising to first floor with understairs storage cupboard and doors to principal rooms on the ground floor.

**SITTING ROOM:** An exceptional triple aspect room with a beautiful red brick fireplace with bressummer over set around an open fire. The bricks are thought to have been reclaimed from a local school and then re-purposed for use in this fireplace. To one side of the fireplace is open plan access to:-

**DINING ROOM:** A substantial dual aspect room with sliding doors leading onto the terrace abutting the rear of the property and ample space for formal dining and entertaining. There is an ornate French fireplace with attached flue leading into the brickwork as well as ornamental carvings for storage. The dining room has a further personnel door opening in to the hallway.

**KITCHEN/BREAKFAST ROOM:** A light and airy space to the rear of the property fitted with a range of matching wall and base units with a number of integrated appliances including Hotpoint oven, induction hob

with Hotpoint extractor over, integrated Hotpoint dishwasher built-in to the base units. A one and a half bowl stainless steel butler sink inset into the counter top with a mixer tap over. The kitchen is tastefully divided to provide a blend of culinary space before extending to an additional dining area. The kitchen is finished with a window to the rear elevation of the property and a door leading to:-

**UTILITY ROOM:** Providing additional cupboards as well as another sink with mixer tap over and spaces for further white goods such as an American style fridge/freezer, a washer and a dryer. Door to:-

**OFFICE:** With views of the side garden.

**SNUG:** A versatile space with window to front elevation and a door to the entrance hall. Stable style door leading to the rear of the property, window to side elevation and integrated storage cupboard. Door to:-

**CLOAKROOM 1:** With white suite comprising WC and hand wash basin.

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**CLOAKROOM 2:** Located just off the entrance hall with white suite comprising WC and hand wash basin mounted on a vanity unit with storage under.

## First Floor

**LANDING:** With loft access, airing cupboard and window to front elevation providing far reaching countryside views. Door to:-

**PRINCIPAL BEDROOM:** A substantial suite with ample space for a super king-size bed with magnificent far-reaching views of the surrounding countryside. Integrated storage as well as eaves storage and door to:-

**EN SUITE:** With white suite comprising WC, hand wash basin, freestanding claw footed slipper bath with mixer tap over and corner shower with frosted window to side. Heated towel rail.

**BEDROOM 2:** A double bedroom with window to rear aspect and integrated storage.

**BEDROOM 3:** A double bedroom with window to rear aspect and integrated storage.

**BEDROOM 4:** A double bedroom with window to side aspect.

**BEDROOM 5:** A versatile bedroom with integrated storage and window to front aspect.

**FAMILY BATHROOM:** A white suite comprising WC, hand wash basin, panel bath and corner shower with frosted window to rear. Heated towel rail.

## Outside

The property is accessed via a 5-bar gate which in turn leads to the sweeping horseshoe gravel driveway which is set around a collection of specimen shrubs providing a natural turning circle before giving access to the:-

**DETACHED DOUBLE GARAGE:** Equipped with power and light as well as a personnel door and a versatile first floor space capable of fulfilling a number of uses. The gardens are a sheer delight and undoubtedly one of the most important features of the property, thoughtfully and carefully landscaped while predominantly laid to lawn with a myriad of specimen trees and shrubs and a manmade pond to one side of the property. While very private in nature, given that there are no immediately close by neighbours, much of the hedging to the front of the property has been deliberately kept to a low level so as to ensure enjoyment of the surrounding view.

**In all about 0.77 acres.**

**SERVICES:** Main water and electricity are connected. Private drainage (septic tank). Oil fired heating. **NOTE:** None of these services have been tested by the agent.

**CONSTRUCTION TYPE:** Brick with a render over.

**LOCAL AUTHORITY:** West Suffolk Council: 01284 763233. Council Tax Band: G - £3403 – 2024.

**EPC RATING:** Currently awaiting report.

**BROADBAND SPEED:** Up to 1000 Mbps (source Ofcom).

**MOBILE COVERAGE:** EE, Three, O2 and Vodafone - outdoor (source Ofcom).

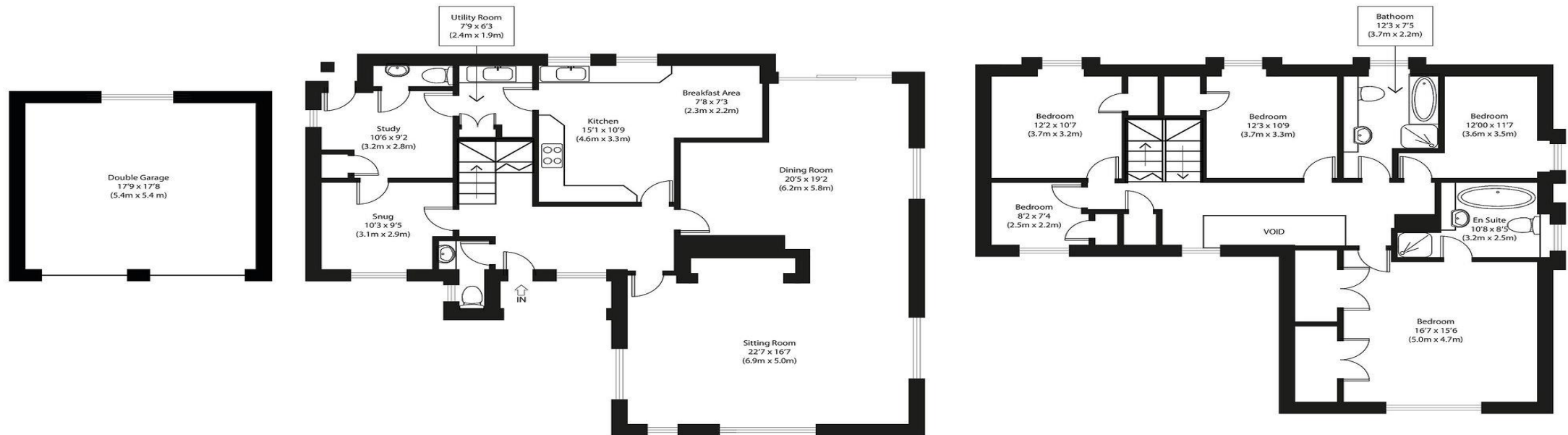
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**WHAT3WORDS:** ///lemmings.chimp.funky.

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

**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.



Ground Floor

First Floor

Approximate Gross Internal Area  
Main House 2690 sq ft (250 sq m)  
Garage 320 sq ft (30 sq m)  
Total 3010 sq ft (280 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.ojphoto.co.uk





