



**North Stow Farm,
North Stow, Bury St. Edmunds, Suffolk.**

**DAVID
BURR**



LOT 1, NORTH STOW FARM, NORTH STOW, SUFFOLK. IP28 6UX

North Stow is a quaint rural parish bounded by Kings Forest home to fallow deer with a prolific flower population and offering many beautiful trails located approximately 8 miles from the Cathedral town of Bury St. Edmunds which offers an extensive range of amenities including educational and recreational amenities along with exceptional transport links both via road (A14/M11) and local railway (services to Cambridge, Norwich and Ipswich with connections for London). The nearby rural village of West Stow is well known for its Country Park and recreated Anglo-Saxon Village and offers a variety of events.

A magnificent detached farmhouse occupying a private setting in this rural Suffolk village. The farmhouse is complemented by approximately 18 acres of gardens and paddocks with additional benefits including an outdoor swimming pool and a charming walled garden. There is a range of versatile outbuildings including a stable block, former piggery and cart lodge.

A rare opportunity to acquire one of Suffolks most prominent farm estates with a range of versatile outbuildings and grounds of approximately 18 acres comprising lawns, paddocks and parkland.

ENTRANCE HALL: With exposed stone floor, stairs rising to first floor and access to principal rooms.

DRAWING ROOM: A stunning double aspect room with windows to front and side and inset fireplace.

SITTING ROOM: A cosy room adjacent to the drawing room with exposed stone flooring, open inglenook fireplace with bressummer over, door to store and workshop.

KITCHEN/BREAKFAST ROOM: Set to one side of the substantial red brick fireplace, providing a tasteful division for culinary and dining space. The kitchen comprises a range of matching wall and base units with a freestanding cooker, space for a freestanding fridge/freezer, inset dual ceramic butler sink with drainer and mixer tap, large door opening on to the side terrace and open plan access to the:-

DINING ROOM: Situated on the other side of the brick fireplace with French style double doors opening on to the rear gardens and providing ample space for formal dining and entertaining.

SCULLERY: With original stone flooring, spaces for white goods, brick-based sink, boiler and ornate bread oven – a versatile space well suited to becoming a tack room with access to the secondary staircase.

BOOT ROOM: Located towards the end of the property nearest the stables with the ornate feature of the original heating system and a personnel door leading out to the stables at the side of the property.

WORKSHOPS: Light and power connected. Capable of fulfilling a number of uses. Accessed from the drawing room and boot room.

CELLAR: A versatile space ideal for storing wine with access from the inner hall.

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First Floor

LANDING: With stairs rising to second floor. Door to:-

PRINCIPAL SUITE: With stunning views of the front gardens and window to side overlooking the walled gardens.

EN SUITE: With white suite comprising WC, hand wash basin and shower.

BEDROOM 2: A substantial double bedroom with stunning views of the entrance to the property.

BEDROOM 3: A generous double bedroom with dual aspect window to rear and side. Door to:-

ENSUITE: comprising WC, hand wash basin and shower.

BEDROOM 4: A double bedroom with ornate fireplace and window to rear.

FAMILY BATHROOM: A substantial room with dual freestanding slipper baths, hand wash basin, WC, corner shower and window to rear.

Second Floor

LANDING: Door to:-

BEDROOM 5: A double bedroom with window to front.

BEDROOM 6: Double bedroom with dormer windows to front.

BEDROOM 7: A double bedroom with dormer windows to rear and side.

BEDROOM 8: A double bedroom with dormer window to rear.

BATHROOM: With a white suite comprising WC, hand wash basin and panel bath. Window to rear. Secondary staircase down to first floor.

Outside

North Stow Farm is accessed by a private gated driveway leading to the house and adjacent barns. The entrance to the house itself is set around a horseshoe style driveway with brick entrance pillars to either side and a stunning vista over the paddocks looking towards Kings Forest. The in and out driveway wraps around an ancient Cedar of Lebanon tree. To the south of the house is a beautiful walled garden home to a number of mature specimen trees and the **OUTDOOR SWIMMING POOL**. On the north are the **STABLES, PIGGERY and GARAGE/CARTLODGE**. The majority of the land lies to the east of the house, largely comprising a combination of paddocks and specimen trees and shrubs bisected by the driveway leading up to the house.

In all about 18 acres (sts).

AGENTS NOTE

Please note that the associated barns may be available to purchase by separate negotiation.

The property is subject to a right of way.

We understand there are tree preservation orders.

Grade II Listed.

SERVICES: Main electricity and water. Private drainage. Oil fired heating.

NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: H.

EPC RATING: N/A.

BROADBAND SPEED: Up to 2 Mbps (source Ofcom).

MOBILE COVERAGE: EE and Three – outdoor, likely (source Ofcom).

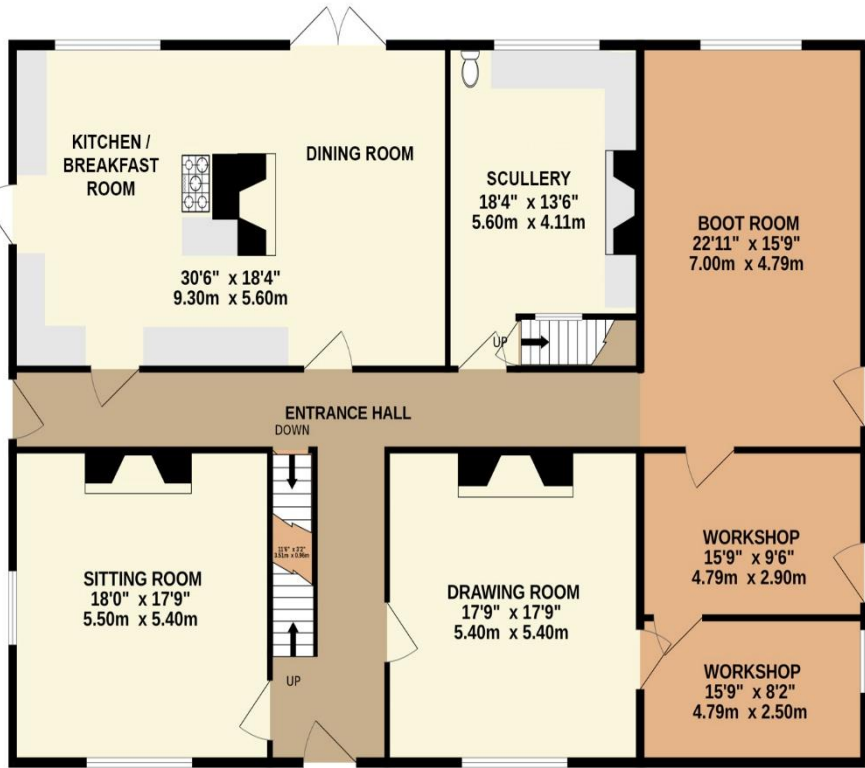
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WHAT3WORDS: ///rating.whips.represent.

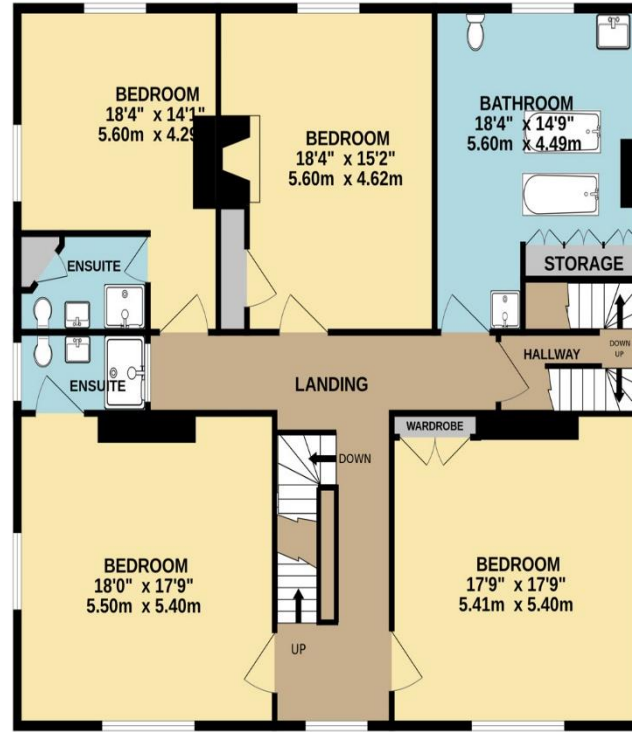
VIEWING: Strictly by prior appointment only through DAVID BURR Bury

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.

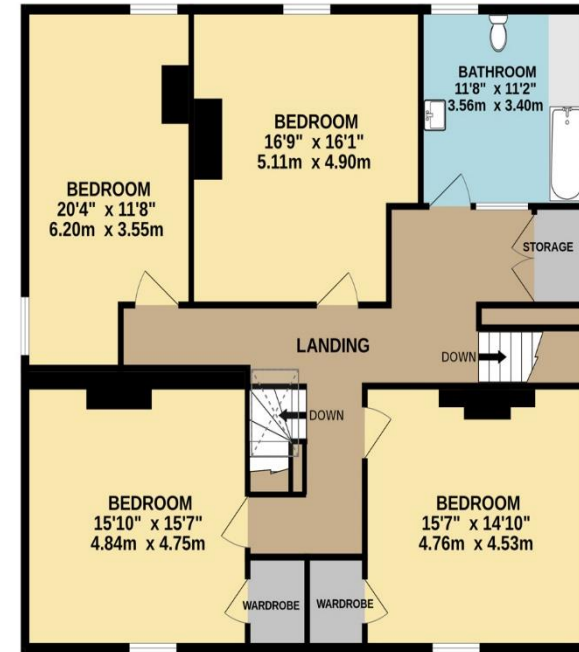
GROUND FLOOR
2357 sq.ft. (218.9 sq.m.) approx.



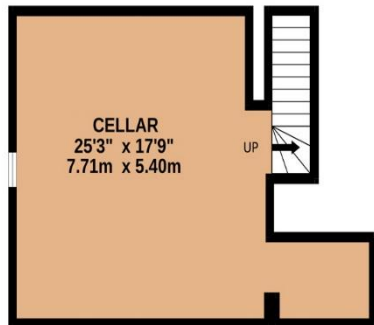
1ST FLOOR
1727 sq.ft. (160.4 sq.m.) approx.



2ND FLOOR
1376 sq.ft. (127.8 sq.m.) approx.



WINE CELLAR
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 5836 sq.ft. (542.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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