



Home Farm House
Pakenham, Suffolk

**DAVID
BURR**



Home Farm House, The Street, Pakenham, Bury St Edmunds, Suffolk, IP31 2JX

The picturesque village of Pakenham is known as the village of two working mills, the watermill and windmill. The property is within walking distance of local amenities including village stores/post office, the popular Fox public house, village hall and church. The village is situated approximately six miles to the north east of the historic market town of Bury St Edmunds and provides excellent access to the A14 dual carriageway linking the east coast ports, Midlands and London via the M11. The well served village of Thurston (2 miles) has a railway station with trains to Ipswich and Cambridge and onto London. The market town of Stowmarket (12 miles) has a mainline rail link to London Liverpool Street.

Welcome to Home Farm House, a charming and substantial period property believed to date back to the early 18th Century. This beautiful village home is filled with character, boasting many unique and impressive period features that truly capture its historical essence. Nestled in an idyllic elevated location in the highly regarded and well-served village of Pakenham, Home Farm House offers a wonderful blend of traditional elegance and modern comfort.

This delightful Grade II Listed home is timber-framed with a pantiled roof and is filled with classic elements, including wooden flooring, exposed wall and ceiling beams and stunning fireplaces. The property also includes a range of former stables currently used for storage, which, subject to planning permission, could be converted into additional accommodation or office space offering incredible flexibility and potential. No onward chain.

Ground Floor

Upon entering the property, you are welcomed by an impressive hallway featuring a tiled floor, setting the tone for the character and charm that flows throughout the home. The hallway leads to a traditional farmhouse kitchen, which enjoys a dual aspect with lovely views of the village. This kitchen is a warm and inviting space, ideal for family gatherings and entertaining guests.

Adjacent to the kitchen is the snug/study, complete with an open fireplace and a front aspect window, creating a cosy and versatile room for relaxing or working from home. The garden room, accessible via patio doors, opens out to the rear terrace and garden, providing a seamless connection between indoor and outdoor living. The spacious and impressive drawing room features a large inglenook fireplace with an inset stove, exposed beams, and a door leading directly to the garden room, making it the perfect space for entertaining or relaxing by the fire.

Additionally, the ground floor includes a practical utility room and a wet room, equipped with a shower, wash basin, and WC, providing convenience and comfort for modern family living.

First Floor

The first floor of Home Farm House offers ample accommodation with four/five generously sized double bedrooms, all filled with natural light and character. A large landing area adds to the sense of space, while the modern family bathroom features a suite that includes a panel bath, shower cubicle, wash basin set in a vanity unit, and WC combining style and functionality.

Outside

The outside space of Home Farm House is equally impressive. The rear garden is walled, ensuring privacy and seclusion with a paved terrace ideal for outdoor entertaining and al fresco dining. The attractive lawned area is perfect for relaxing, while gates to the front and pedestrian access to the side offer practicality and convenience.

The range of outbuildings, previously used as stables, provide additional storage space and subject to planning permission, could be converted into further accommodation, a home office or a studio presenting a unique opportunity to tailor the property to suit individual needs.

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Location

Situated in the picturesque village of Pakenham, Home Farm House enjoys an elevated position in a tranquil setting. Pakenham is a highly regarded village that offers a wealth of local amenities, including a village shop, church, pub and recreational facilities, making it a wonderful place to call home.

With its combination of period charm, versatile accommodation, and potential for further development, Home Farm House is an exceptional opportunity for those seeking a character-filled village home with modern comforts in an idyllic setting. This unique property is a true gem, offering a wonderful lifestyle in one of Suffolk's most desirable villages.

Don't miss the chance to make Home Farm House your forever home – contact us today to arrange a viewing!

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

LOCAL AUTHORITY: West Suffolk District Council – Band G

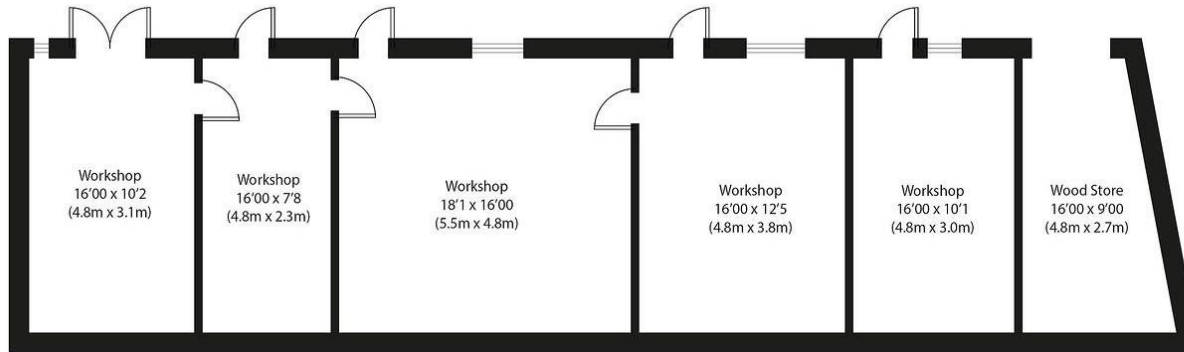
BROADBAND AND MOBILE: Please see our website and Ofcom.org.uk for further details

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

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.



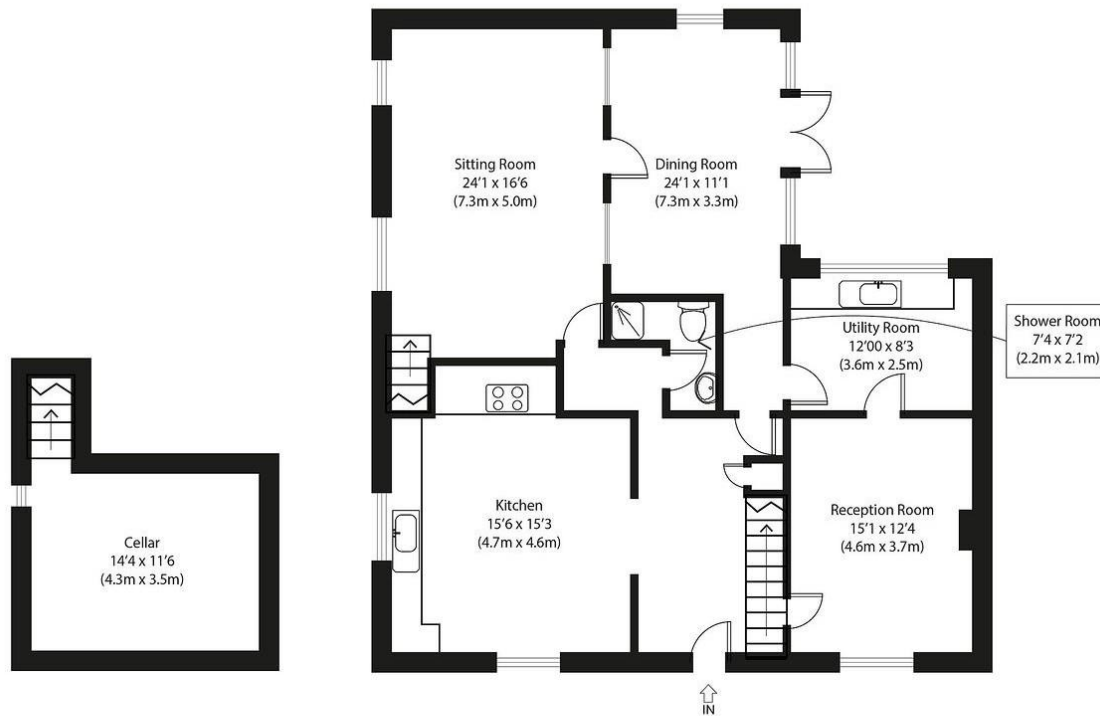
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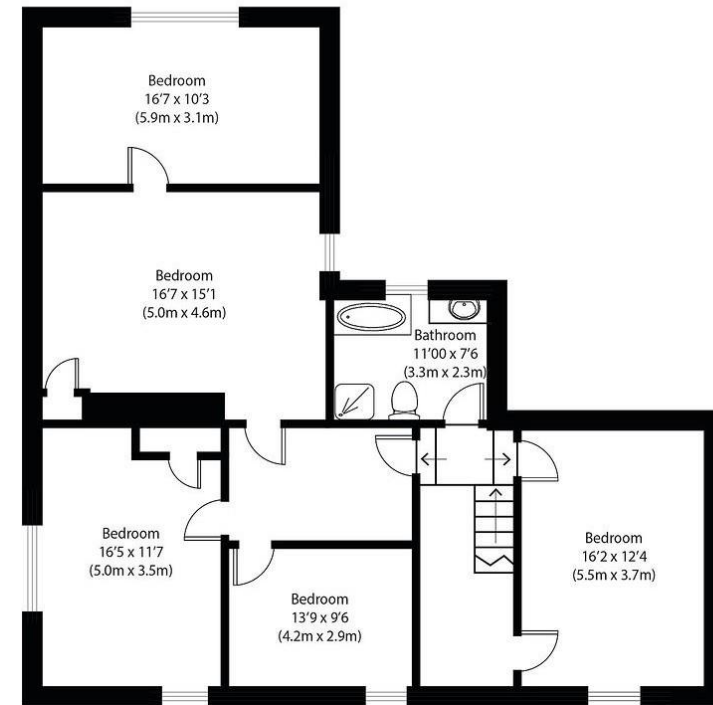
Approximate Gross Internal Area
2025 sq ft (Excluding Outbuilding) (188 sq m)

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.photoshawgroup.co.uk

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Ground Floor



First Floor

