



DAVID
BURR

**The Old Bakehouse,
Whepstead, Bury St. Edmunds, Suffolk.**



THE OLD BAKEHOUSE, REDE ROAD, WHEPSTEAD, SUFFOLK. IP29 4SS

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.

This splendid village house has been sympathetically enlarged and now provides extensive accommodation with a feeling of charm and elegance. It is fair to suggest that the property requires significant updating/modernisation but nonetheless offers a rare opportunity to secure a period house in outstanding grounds within one of the areas most favoured villages. **In all about 7.25 acres.**

An exceptional village house requiring updating/modernisation within grounds of about 7.25 acres.

ENTRANCE VESTIBULE: Parquet flooring and solid pine door opening to:-

RECEPTION HALL: With a large curved bay window providing views over the garden and a staircase rising to first floor.

DRAWING ROOM: An exceptional room, cleverly designed with entertaining in mind and finished with parquet flooring running throughout. Elegant marble fireplace with ornate finish and pamment tiled hearth. A wall of glass provides natural light and incorporates sliding glazed doors opening onto terracing and the garden beyond. Ceiling rose.

SITTING/DINING ROOM: A charming room at the heart of the house with useful storage cupboards and a parquet floor running throughout. Fireplace with inset log burning stove on a slate hearth with ornate wood surround, marble slips and hearth.

FAMILY ROOM: A versatile space that could be a formal dining room, additional bedroom, etc. With a large shelved storage cupboard and a door opening to the garden beyond.

CONSERVATORY/SUN ROOM: Divided into two distinct areas and enjoying views over the garden with a double door providing access onto terracing.

AGA KITCHEN/BREAKFAST ROOM: Finished with an **AGA**, Neff conventional oven, space for further conventional oven and plumbing for

dishwasher. Range of matching units and worktops incorporating a twin-bowl twin-drainer sink unit with mixer tap over.

UTILITY ROOM: Plumbing for water softener and washing machine. Door to garden. Opening to further shelved **LARDER** with tiled floor, space for fridge/freezer and fitted shelving.

CLOAKROOM: Fitted WC and wash hand basin.

First Floor

LANDING: Access to loft storage space and doors to:-

PRINCIPAL SUITE: A spacious room with fitted shelving.

DRESSING ROOM/BEDROOM: Well suited as a dressing room but also could be an office, nursery, etc.

BATHROOM: Bath with period style fittings and shower attachment, WC and wash hand basin.

BEDROOM: Enjoying far reaching field views. Storage cupboard.

BEDROOM: Enjoying far reaching field views. Built in wardrobe with hanging rail.

BEDROOM: Enjoying far reaching field views. Built in double wardrobe.

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BEDROOM: Used by the current owner as a study to serve as part of the principal suite. Built in wardrobe.

FAMILY BATHROOM: Contemporary bath with period style fittings and shower attachment, WC and twin wash hand basins with fitted mirror over and storage below. Large shelved linen cupboard.

Outside

A 5-bar gate opens to a sweeping gravel drive which provides extensive **OFF-ROAD PARKING** and vehicular access to the main grounds beyond. There is also access to:-

DETACHED DOUBLE GARAGE: With twin up and over doors, light and power connected and a staircase rising to an area above that currently provides useful storage but would make a great hobby space/workshop.

WINTER GARDEN ROOM: Now requiring repair/improvement but nonetheless offering great potential with 3 sets of sliding glazed doors opening onto terracing. Light and power connected and bevelled glass door opening to:

WINTER PLANT ROOM: With 2 walls of glass, light and power connected. The grounds are exceptional, finished in an almost park like style with hundreds of established specimen trees affording privacy and defining the boundaries which also incorporate areas of woodland. The 3 main fields are divided by established hedging to form large open expanses of lawn/meadow and offering potential to be utilised as **PADDOCKS** or a variety of recreational uses.

In all about 7.25 acres.

AGENTS NOTE

The land being sold with The Old Bakehouse will be subject to an overage agreement, for further information please ask the agent.

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

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: F - £3,018.57.

EPC RATING: Awaiting report.

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

MOBILE COVERAGE: 02 and Vodafone – outdoors, likely (source Ofcom).

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WHAT3WORDS: ///widget.skimmers.loom.

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

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Rede Road, Whepstead, Bury St. Edmunds, IP29

Approximate Area = 3690 sq ft / 342.8 sq m
 Garage = 786 sq ft / 73 sq m
 Outbuilding = 466 sq ft / 43.3 sq m
 Total = 4942 sq ft / 459.1 sq m
 For identification only - Not to scale



