

DAVID
BURR



Chantry Farmhouse

Denston, Suffolk

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Water Lane, Denston, Newmarket, Suffolk

Chantry Farmhouse is an exquisite example of a Grade II listed Tudor Hall House with a jettied first floor. Beautifully presented and meticulously preserved, this 16th century property occupies an idyllic village location set upon the village green, overlooking the historic church and enjoying grounds measuring up to 6.22 acres with swimming pool and a range of outbuildings. The property displays a wealth of original character, including prominent reception rooms with high ceilings and intricate carved oak beams, inglenook fireplaces with carved bressumers and representations of the Green Man and pentacles, a common theme in Medieval architecture symbolising fertility, protection and the reciprocal nature of life.



- A beautifully presented 16th Century Grade II Tudor Hall House
- Wealth of original character features
- High ceilings, intricate carved oak beams and inglenook fireplaces
- Picturesque gardens
- Swimming Pool
- Range of outbuildings
- Up to 6.22 acres
- Equestrian Potential

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INTERIOR

The property features substantial ground floor living accommodation, enjoying immense character. The prominent reception rooms include a stunning DRAWING ROOM with high ceiling with exceptional carved oak beams and inglenook fireplace with carved oak bresummer, linenfold panneling, Green Man pentacles and dual aspect views across the grounds. DINING ROOM another stunning reception room with a substantial brick fireplace with log burning stove inset, carved oak bresummer, high ceilings with more impressive carved oak beams and dual aspect views across the grounds with door leading out. SITTING ROOM with high ceilings, carved oak beams, views across the garden and log burning stove. KITCHEN a later addition to the property. This generous partly-vaulted kitchen enjoys a comprehensive range of wall and base units under worktop with Butler sink inset. Integrated appliances include a quadruple oven Aga cooker with dual hot plates, whilst there is a secondary electric cooker and four ring hob, a large walk-in pantry, pamment tiled flooring and dual aspect views across the grounds. Door leading out and door to the functional rooms of house, including REAR HALLWAY with door leading outside. LAUNDRY ROOM with further Butler sink, pamment tiled flooring and plenty of space for a washing machine and tumble dryer. A door leads into the BOOT ROOM with high level storage, pamment tiled flooring and door leading out. STUDY with exposed timbers, storage cupboards, windows to the front aspect and door leading out. The ground floor further features a BOILER ROOM and CLOAKROOM with WC and wash hand basin. ENTRANCE HALL a charming entrance hall with exposed beams, oak carvings and floor boards provides access to the first floor.



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INTERIOR

THE FIRST FLOOR

The first floor enjoys a split-level LANDING. A particular highlight is the impressive PRINCIPAL BEDROOM with dual aspect views, high ceilings with intricate carved oak beams and an En-Suite comprising a panelled bath with shower over, his and hers sinks, WC, heated towel rail and partly tiled walls. The LOWER LANDING gives access to the GUEST BEDROOM another charming vaulted bedroom with exposed beams, dual aspect views, mullion window and an En-Suite comprising a panelled bath with shower over, pedestal sink unit, WC and heated towel rail. The impressive FIRST FLOOR LANDING enjoys a mullion window to the front aspect, airing cupboard and staircase to the SECOND FLOOR, access to BEDROOMS 3 and 4 which are generous doubles and the FAMILY BATHROOM comprises a panelled bath with shower over, pedestal sink unit, WC, heated towel rails and DRESSING ROOM with a range of built-in storage and exposed beams.



THE SECOND FLOOR

A charming landing area created around the chimney breast with doors leading to BEDROOM 5 a partly vaulted bright double bedroom with a leaded light window and exposed beams. BEDROOM 6 another generous bedroom with exposed beams and views to the rear across the Swimming Pool grounds and countryside beyond. A door leads to the PLAYROOM an optional further bedroom or storage room. SHOWER ROOM comprising a tiled shower cubicle, pedestal sink unit, WC, heated towel rail and extensively tiled walls and floor.



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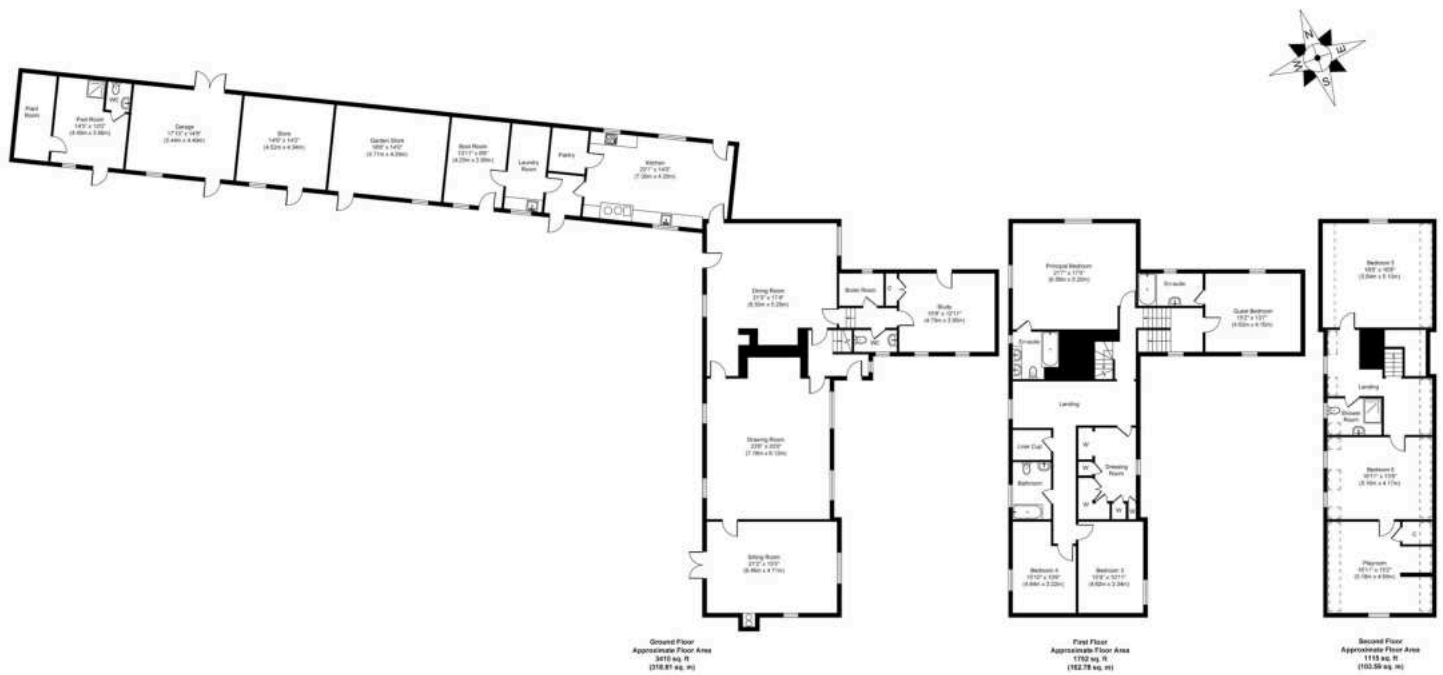
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EXTERIOR

The property is situated on the village green in this quaint idyllic Suffolk village, a short walk from Denston Park Estate with incredible open parklands which are open to the public. The property is approached via a five bar gate opening into a carriage driveway and an expansive gravelled parking area providing parking and turning for multiple vehicles, enclosed from the road and gardens by mature hedgelines. Gates lead through to the formal gardens with a range of mature trees and interspersed areas of wildflower set adjacent an ancient pond, surrounded by prominent willow trees and an opening leads through to the SWIMMING POOL AREA with an expanse of paved terrace, ideal for dining and seating areas, a steel arbour opens through to the picturesque walled rose garden, situated directly to the rear of the property. A range of outbuildings include a GARDEN STORE, POOL ROOM, GARAGE and STORE ROOM. A gated track leads down to the PADDOCK. Located off the Kitchen door is a charming rear garden with a paved dining terrace opening onto an expanse of traditional lawn, interspersed with mature trees, a charming flint wall and access to the Garage and Orchard with a range of apple and pear trees.



Floorplan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Denston is a picturesque village just 3 miles from the village of Wickhambrook where there can be found a petrol garage, shop and doctors surgery just 8 miles North West of the market town of Clare, which offers a comprehensive range of facilities including shops, doctor's surgery, public houses and hotels etc. A wider range of facilities can be found in the nearby racing town of Newmarket and historic Bury St Edmunds both approximately 10 miles. Stansted Airport is 40 minutes and Cambridge is 35 minutes.



Material Information

SERVICES: Mains water and private drainage. Mains electricity connected. Oil-fired heating. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council, West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU. Telephone: 01284 763233.

COUNCIL TAX BAND: G. £3,738.33 per annum.

PROPERTY POSTCODE: CB8 8PP.

TENURE: Freehold.

CONSTRUCTION TYPE: Timber Frame

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes. Speed up to 1800 mpbs download, up to 220 mpbs upload. Telephone Signal: Yes.

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or telephone services by visiting <https://checker.ofcom.org.uk/>.

SUBSIDENCE HISTORY: None known.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None known.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: None known.

FLOOD RISK: None.

ACCESSIBILITY ADAPTIONS: None.

VIEWING: Strictly by prior appointment only through DAVID BURR.

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 whatsoever 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.

AGENTS NOTES: Septic Tank needs renewal, quotes obtained for circa £15,000.

Scan QR code for online details





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