



Beaconsfield  
New Common Road | Market Weston | Suffolk | IP22 2PG

 FINE & COUNTRY

# WRAPPED IN COUNTRYSIDE VIEWS



Set within approximately 1.12 acres (stms) and enjoying far-reaching countryside views, this delightful 4-bedroom equestrian property offers an enviable blend of rural lifestyle, modern comfort, and outstanding flexibility. With modernised kitchen/breakfast room, manageable acreage and beautiful open vistas, this is a private yet accessible rural setting.



# KEY FEATURES

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- Delightful Equestrian Property
- Excellent Stable Block - Two Stables, Hay Store and Tack Room
- 1.12 Acres (stms) With Enclosed Manege
- Detached House with Fabulous Views
- Four Bedrooms
- Family Bathroom and Ensuite Shower Room
- Three Reception Rooms
- Refitted Kitchen Breakfast Room
- Utility Room and Cloakroom

The current owners were attracted by the wonderful location of this home, perfectly positioned to capture fabulous open views across its grounds and surrounding countryside. They have enhanced the property adding a beautifully refitted kitchen breakfast room, a high-quality replacement stable block and a manege. Whether for dedicated equestrian use, a family country lifestyle, or those seeking space and versatility close to Suffolk's charming villages and market towns, this home delivers comfort, practicality, and rural peace in equal measure.

## Step Inside

Stepping into the useful porch, the entrance hall has stairs to the first floor and a snug immediately on the left, a great additional reception room, well used in the summer evenings with the last of the light finding its way here. The dining room just next door has seen many a fun, family Christmas and is only separated from the snug by a stud wall, so could easily be amalgamated into a fabulous family room if desired. The home has a wonderful versatility, and the dining room could also be repurposed as a playroom or ground floor bedroom. The stylish refitted kitchen breakfast room is light and bright with double doors to the outside and is a favourite with the owners for breakfast with views of the paddock. With all mod cons, there is the added bonus, behind the larder fridge, of plumbing for an ice making American fridge freezer. Off the kitchen is a generous utility room, a great laundry space with external door and extra under-counter fridge or freezer space too – so useful when having friends and family over. The sitting room at the rear of the home offers a quiet spot for an early morning cuppa watching the sunrise and the changing colour of the skies. With the wood burner it is also a cosy room in winter, snuggled in an armchair with crackling flames and splendid views. The boot room off the sitting room, originally a home office, has its own external door, tiled floor, and cloakroom making a great work space, set away from the main house and with its own door for business use. The layout of the home provides excellent adaptability for modern lifestyles, including multi-generational living or remote working arrangements and is ready for buyers to make their own mark.





# KEY FEATURES

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## Equestrian Facilities

Perfect for the discerning equestrian enthusiast, the grounds are intelligently designed and highly functional. The excellent modern stable block, replaced by the current owner, now offers two stables, a hay store and tack room and is a particularly attractive and well-constructed building, with a sand turn-out pen just in front, providing practical yet appealing facilities suitable for leisure or private use. The enclosed manege, whilst smaller than full competition size, offers extra training facilities and the well-maintained paddock land extends to approximately 1.12 acres, a manageable size with mature trees at each end offering shade for animals during the hotter months.

## Exploring Upstairs

Four well-proportioned double bedrooms are found on the first floor, with the principal bedroom offering built in wardrobes and a tasteful ensuite with sizeable shower. A family bathroom with another large shower and separate bath serve the three other bedrooms, one of which has been useful music room and office in the past.

## Step Outside

The property is accessed by a wooden-gated private driveway with ample room for a horse box and visiting family and friends. The grounds offer a wonderful balance of formal garden and grazing land, providing open views and a true sense of rural escape while remaining practical for day-to-day living. The current owners love the fact that the garden enjoys all-day sunshine and that the washing always line-dries so well here! There are multiple places to enjoy the grounds - the sheltered patio resting between the boot room and sitting room is ideal for grabbing the morning sun, and buyers could add an extended terrace outside the sitting room double doors if desired. For afternoon gatherings, the space outside the kitchen is a favourite for family barbecues or just a cuppa with friends. The grounds are fully enclosed with post and rail fence plus netting, so are suitable safe for children and pets. At the top of the paddock was once a veggie patch, and if equestrian life is not for you, there is plenty of space to redesign the land for family living, or to explore market gardening, adding veggie beds and greenhouses to fill the freezer with wholesome goodies. The expanse of countryside stretching away adds interest with Roe and Muntjac deer and scampering rabbits in the fields plus a plethora of bird life visiting the home including pheasants and ducks.





























# INFORMATION

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## On The Doorstep

The quiet village of Market Weston is situated well for access to various market towns and services with easy reach. The nearby villages of Hopton and Barningham both offer public houses, good convenience stores, and primary schools. There are plenty of bridleways and country lanes for hacking and just ¼ mile away the Stanton Rides, three circular walking, cycling or riding routes, can be accessed offering longer trails.

## How Far Is It To...

Bury St Edmunds is found just 30 minutes to the west, with its ancient abbey and gardens, retail shopping and plenty of culture, whilst the bustling market town of Diss lies 20 minutes to the east with eateries, supermarkets and day to day amenities plus the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich. Thetford town offers further amenities and is a destination for coach travel from London, so whether commuting by road or rail, or just wanting accessibility you have it here.

## Directions

Proceed from the market town of Diss along the A1066 in a westerly direction and follow the road through the villages of Roydon, Bressingham and South Lopham. At the crossroads in the village of Garboldisham take a left hand turn signposted Hopton, B1111. Follow the road through the village of Hopton, when you reach The Mill pub take the left turn signposted Market Weston. Follow the road into the village and just after the road bears right turn left into New Common Road. The property will be found a short distance along on the right hand side

## Three Words Location

Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... What 3 Words Location [///captive.visa.introduce](http://captive.visa.introduce)

## Services, District Council and Tenure

Oil Central Heating

Mains Electricity & Water

Drainage – Private Water Treatment Plant

Broadband Available – please check [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker).

Mobile Phone Reception - varies depending on network provider. Please see [www.ofcom.org.uk](http://www.ofcom.org.uk) to check.

West Suffolk District Council – Band E – Freehold



### TOTAL FLOOR AREA (approx.)

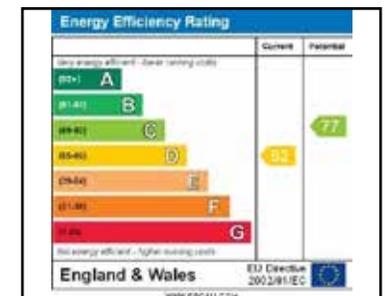
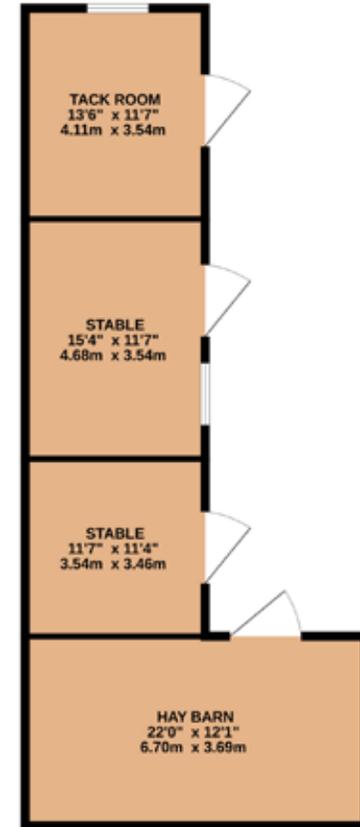
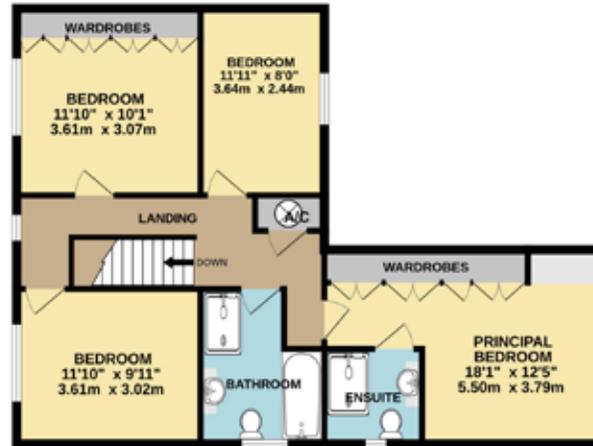
Accommodation: 1782 sq.ft (165.5 sq.m) - Outbuildings: 888 sq.ft (82.5 sq.m)  
 Measurements are approximate. Not to scale. Illustrative purposes only.  
 Produced for Fine & Country Estate Agent.



**GROUND FLOOR**  
 1008 sq.ft. (93.6 sq.m.) approx.



**1ST FLOOR**  
 774 sq.ft. (71.9 sq.m.) approx.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



# FINE & COUNTRY

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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