



**The Old Post Office,
Flempton, Suffolk.**

**DAVID
BURR**



THE OLD POST OFFICE, FLEMPTON, BURY ST. EDMUNDS, SUFFOLK. IP28 6EG

Flempton is a small village lying some five miles to the north west of Bury St Edmunds. The village itself is centred around a village green and historic Church. Flempton has a well-regarded golf club and is conveniently placed for easy access to the A14 and Bury St Edmunds which provides a comprehensive range of schooling, shopping, recreational and cultural facilities.

This exceptionally well-presented detached house offers accommodation of considerable character within one of the areas most favoured villages. The versatile accommodation combines character with practical living space and is further complemented by an annexe/studio that is currently utilised to run a successful business. Further assets include the charming gardens, outbuilding/workshop and gardens abutting fields to the rear.

A detached Grade II Listed village house with extensive versatile accommodation, an annexe, and useful outbuildings with charming gardens abutting open countryside.

ENTRANCE HALL: An inviting area with pamment tiled floor, Wainscott boarding, pretty leaded glass windows and opening to:-

Inner Hall: Pamment tiled floor and useful storage cupboard with gothic arched handmade door. Staircase off and Suffolk latch doors to:-

DRAWING ROOM: An exceptional room, full of character with exposed timbers and an attractive wood floor running throughout. The windows have handmade shutters and there is a floor to ceiling redbrick chimney with inset log burning stove and log store to side. There is a recessed area with handmade book shelving, storage below and opening to:-

STUDY: A useful area with exposed beams and fitted shelving.

SITTING ROOM: Currently utilised as a family/playroom. Fireplace (presently sealed) with oak bressummer. Extensive built-in full-height storage cupboards.

BEDROOM 2: Exposed beams and door to:-

ENSUITE: Fully tiled shower cubicle, heated towel rail, WC and wash hand basin with storage below.

DINING/LIVING ROOM: An exceptional space with a 10ft high ceiling and bi-fold doors creating a 9ft opening onto decking and the garden beyond. Useful storage cupboards and a log burning stove on a tiled hearth.

KITCHEN/BREAKFAST ROOM: A stunning room at the heart of the house with a 12ft high vaulted ceiling, exposed beams and attractive tiled floor. There are an extensive range of matching modern units with solid wood worktops incorporating a twin bowl enamel sink unit with mixer tap over. Integrated wine racking, plumbing for washing machine and space for full height fridge/freezer. Set within a painted chimney complete with large oak bressummer is a 4-oven EVERHOT. A central island unit incorporates a breakfast bar with oak worktop and further storage below.

UTILITY/BOOT ROOM: Well-placed just off the driveway and finished with an attractive tiled floor, Wainscott boarding and complemented further by exposed beams. Fitted worktop with plumbing for washing machine and space for tumble dryer below.

CLOAKROOM: Fitted WC with wash hand basin that incorporates storage below.

THE OLD POST OFFICE, FLEMPTON, BURY ST. EDMUNDS, SUFFOLK. IP28 6EG

First Floor

LANDING: With a high ceiling and chimney with attractive brickwork complemented by exposed timbers and Suffolk latch doors to:-

PRINCIPAL SUITE: A lovely light room with a 12ft high ceiling, exposed timbers and floor to ceiling chimney, fireplace (presently sealed). Door to:-

ENSUITE: Incorporating a large shower area of about 4'4" x 3'2". WC, heated towel rail and wash hand basin set in a Granite top with storage below.

Opening to:-

WARDROBE: With fitted shelving and hanging rail.

BEDROOM 3: With a high ceiling, exposed beams and extensive storage.

BEDROOM 4: With a high ceiling and exposed beams.

FAMILY BATHROOM: A charming room with exposed brickwork of the chimney. Bath with period style fittings and shower attachment, heated towel rail, WC and wash hand basin set on a Granite top with storage below.

Outside

A pretty brick and flint wall defines the front boundary and encloses the lavender and rose bordered central pathway. To the side, are handmade double gates which open to a long sweeping gravel drive and **PARKING** area suitable for several vehicles. A pretty archway with picket style fencing either side opens to an oak sleeper bordered gravel path then in turn is complemented by established trees, shrubs and roses. and leads to:-

ANNEXE/STUDIO: A versatile outbuilding (formerly an annexe that could readily be so again). Presently utilised to run a successful business with three distinct areas incorporating a therapy room at one end complete with a range of matching units, worktop with inset sink and mixer tap over. A central area forms a reception space that has a central chimney, exposed beams opening to the **KITCHEN AREA** which has matching units, integrated fridge, worktop

with sink and mixer tap over. **CLOAKROOM:** Fitted WC and wash hand basin with storage below.

WORKSHOP: With weatherboarded elevations under a pan tiled roof and currently utilised for storage but has clear potential to become a workshop/hobby space, etc.

Further covered store and **summer house** that includes a wall of bi-folding glass doors that is currently utilised a gym area. The gardens are one of the property's most attractive features, cleverly designed with large areas of decking complete with inset lighting and designed with entertaining/dining Alfresco in mind. There is one area of decking immediately behind the house and another to the rear to take advantage of the afternoon/evening sun. There are large expanses of lawn, established trees and the rear boundary abuts farmland with countryside beyond. External light and power points.

AGENTS NOTE

The property is Grade II Listed and situated within a conservation area. The property was re-thatched with Norfolk Reed in 2024. We understand that part of the property requires rendering, please speak to the selling agent for further information.

SERVICES: Main electricity, water and drainage are connected. Electric heating.
NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: E - £2,706.17 – 2025/26.

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

MOBILE COVERAGE: Vodafone, EE, 02 and Three and – variable outdoor (source Ofcom). **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 phone services by visiting <https://checker.ofcom.org.uk/>.

WHAT3WORDS: ///perfectly.cobbles.importers.

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.

THE OLD POST OFFICE, FLEMPTON, BURY ST. EDMUNDS, SUFFOLK. IP28 6EG

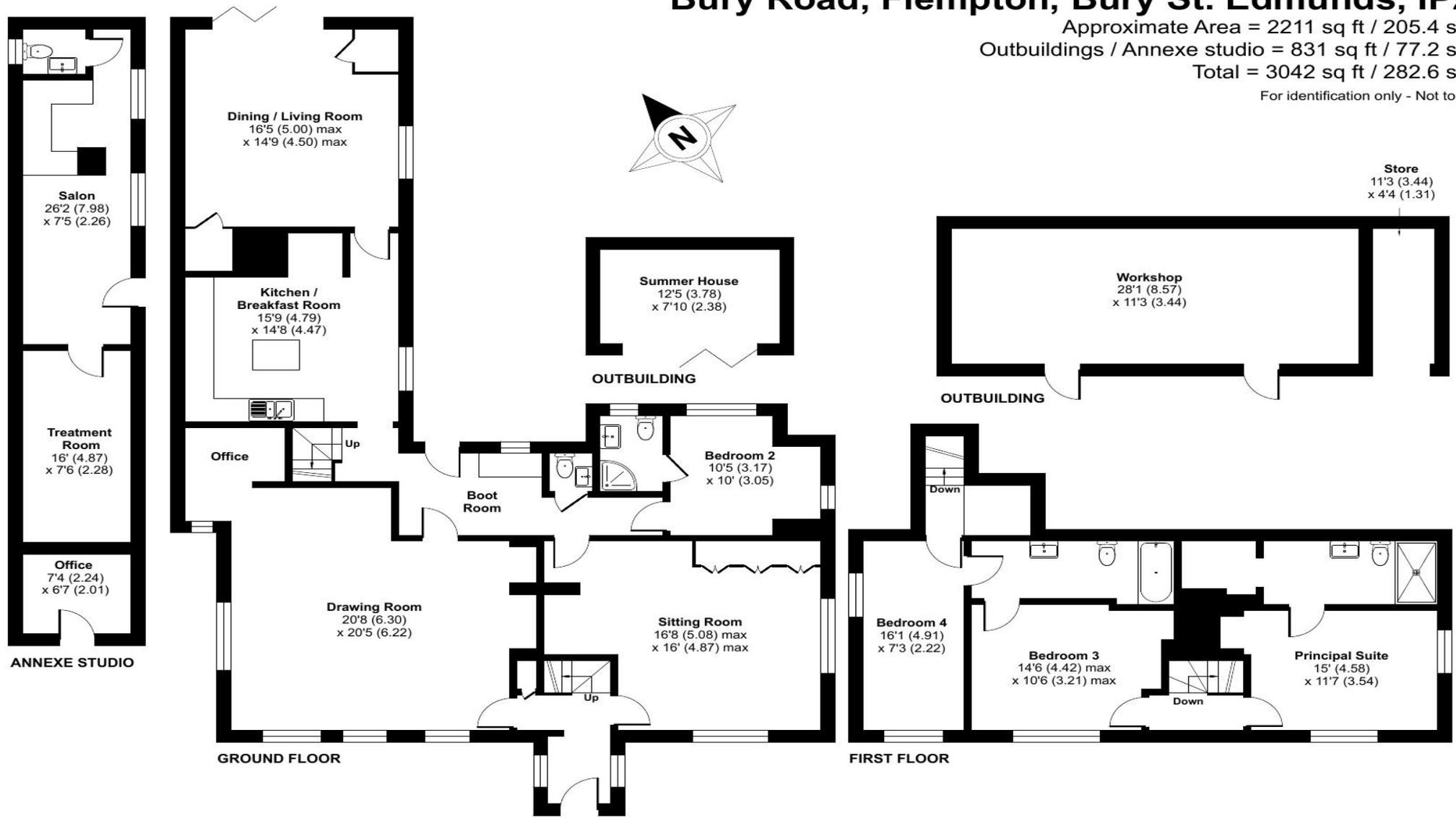
Bury Road, Flempton, Bury St. Edmunds, IP28

Approximate Area = 2211 sq ft / 205.4 sq m

Outbuildings / Annexe studio = 831 sq ft / 77.2 sq m

Total = 3042 sq ft / 282.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026. Produced for David Burr Ltd. REF: 1421088

Bury St Edmunds 01284 725525 Leavenheath 01206 263007 Clare 01787 277811 Castle Hedingham 01787 463404 Woolpit 01359 245245

Newmarket 01638 669035 Long Melford 01787 883144 London 020 78390888 Linton & Villages 01440 784346

