Rookery Farm  Drinkstone, Suffolk
The Property

Rookery Farmhouse is a beautifully presented former farmhouse believed to date back to the 17th century with several later additions. Presenting Suffolk white brick and part rendered elevations under a plain tiled roof it is Grade II Listed, as being of special architectural or historical interest and boasts substantial accommodation of around 4800 sq ft, arranged over 3 floors. The house displays many period features including exposed timbers and fireplaces and has recently been subject to some sympathetic remodelling, creating an extremely comfortable and spacious family home with well-proportioned accommodation.

The reception hall features the staircase and exposed floor boards and the double aspect drawing room has an open fireplace with marble surround, exposed floor boards, built-in bespoke cupboards and leads into the breakfast room. The dining room, which also leads off the reception hall has a double aspect, an open fireplace and a door to the butler’s pantry.

Accommodation Summary

- Entrance Hall, Drawing Room, Dining Room, Kitchen, Breakfast Room, Sitting Room, Laundry Room, Cellar
- Master Bedroom suite with dressing room and bathroom, 3 further first floor bedrooms and 3 bath/shower rooms, 3/4 second floor bedrooms and a bathroom.
- Gardens and Paddock, Hard Tennis Court, Heated Swimming Pool, Pool House/Games Room, Further Outbuildings

Location

- Bury St Edmunds 7.5 miles
- Stowmarket 7 miles
- Ipswich 20 miles
- Cambridge 34 miles
The breakfast room has a heavily timbered ceiling, pamment floor, windows to the rear and French doors to the garden. Access leads into the cellar, cloakroom and the impressive recently fitted kitchen, featuring an extensive range of base and eye level cupboards, granite work surfaces with an integrated dishwasher, matching central island with granite work surface, integrated ceramic hob, electric oven and a two oven Aga. The useful butler’s pantry also houses the boiler and connects into the dining room. The side hall with its pamment floor leads to a second cloakroom and the laundry room, which also has a pamment floor, single drainer sink, work surfaces and plumbing for appliances. The rear sitting room features a red brick fireplace housing a wood burning stove, has a double aspect and a door to the rear garden. On the first floor there are four double bedrooms with a master bedroom suite comprising a double aspect bedroom, fitted with a range of bespoke wardrobes and leads into an en-suite bathroom and dressing room, which also has a fitted bespoke wardrobe and shelving. Bedrooms two and three are served by a ‘Jack & Jill’ bathroom and bedroom four also has an en-suite. There is also a family shower room and on the second floor there are a further four bedrooms (two being walk through) and a bathroom.
Outside

The most attractive gardens and grounds are very much a feature of Rookery Farm, which not only offer a wonderful setting for the house, but also provide a high degree of privacy. Standing well back from the road the gravel driveway leads to the front and side of the house providing plenty of parking. The extensive gardens predominantly lie to the south of the house and are mainly laid to lawn, planted with many shrub and flower beds and an abundance of mature trees of varying variety. There is an orchard planted with several mature fruit trees and to the south east of the gardens there is a hard tennis court and a heated swimming pool with a pool house/games room. Further outbuildings include a machinery shed and timber garage.

Behind the pool house/games room is a vegetable garden and access leads via a five bar gate to a large paddock of 2.65 acres, which has water
connected, is fenced and has a pond in the rear corner. In all the grounds extend to about 5.5 acres.

**Location**

Rookery Farm stands in a lovely rural yet accessible location on the outskirts of the village of Drinkstone, which is a small and well regarded village set amid attractive rolling countryside. The town of Bury St Edmunds lies just 7.5 miles to the west and is an attractive market town with a wide range of shops and cultural amenities, schooling in the public and private sectors and a good range of leisure facilities. The town of Stowmarket lies just 7 miles to the east and has a mainline railway service to London’s Liverpool Street, taking approximately 80 minutes.

The international airport at Stansted is about 63 miles away where, in addition to air services, there is an express train service to London.

**Schooling:** There are excellent local schools in both the public and private sectors including Framlingham College, Culford, St Joseph’s College and Old Buckenham Hall.

**Directions IP30 9SZ**

From Bury St Edmunds proceed east on the A14, taking the exit signposted Thurston/Beyton. Continue into the village of Beyton, past the Green and at the junction take the left turn. After a very short distance take the right turn, signposted Drinkstone. Continue for a little over 1.5 miles and take the right turn into ‘The Street’, towards Drinkstone Green/Felsham. Proceed along The Street, which becomes Gedding Road, for about 0.75 of a mile and Rookery Farm will be found on the left.

**Property Information**

**Address:** Rookery Farm, Gedding Road
Drinkstone, Suffolk, IP30 9SZ

**Services:** Mains water and electricity. Private drainage. LPG gas central heating.

**Local Authority:** Mid Suffolk District Council

**Council Tax:** Band G

**Tenure:** Freehold

**Viewing:** Only by appointment with the sole agents Jackson-Stops and Staff. Tel: 01284 700535

**Date:** June 2016
Approx. Gross Internal Area: 4820 sq ft 447.8 sq metres (excludes restricted head height/void/summer house/tractor shed)

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