



FINE & **COUNTRY**

The Filter House | Pakenham | Bury St Edmunds | Suffolk | IP31 2LY



The Filter House is situated in the heart of the Suffolk countryside on the edge of the Suffolk Wildlife Trust Mickle Mere Reserve. The nature reserve provides breath-taking, uninterrupted views.



Following the successful creation of its neighbouring property 'The Pump House' two years earlier, The Filter House, now completes the redevelopment of this former Anglian Water pumping station. First built in the early 1950's to a Victorian design, The Filter House and The Pump House provided water to the surrounding villages. After fifty years in service the site was decommissioned and stood idle for 10 years prior to Developer, Tiverton Homes acquiring the site.

This magnificent home is the work of Tiverton Homes, a company with a clear vision of how to achieve a 'Grand Design', blending scale, quality, open-plan living and meticulous attention to detail into this contemporary masterpiece.



Angel Hill
Bury St Edmunds



The Heart of Suffolk



West Wing
Ickworth Park



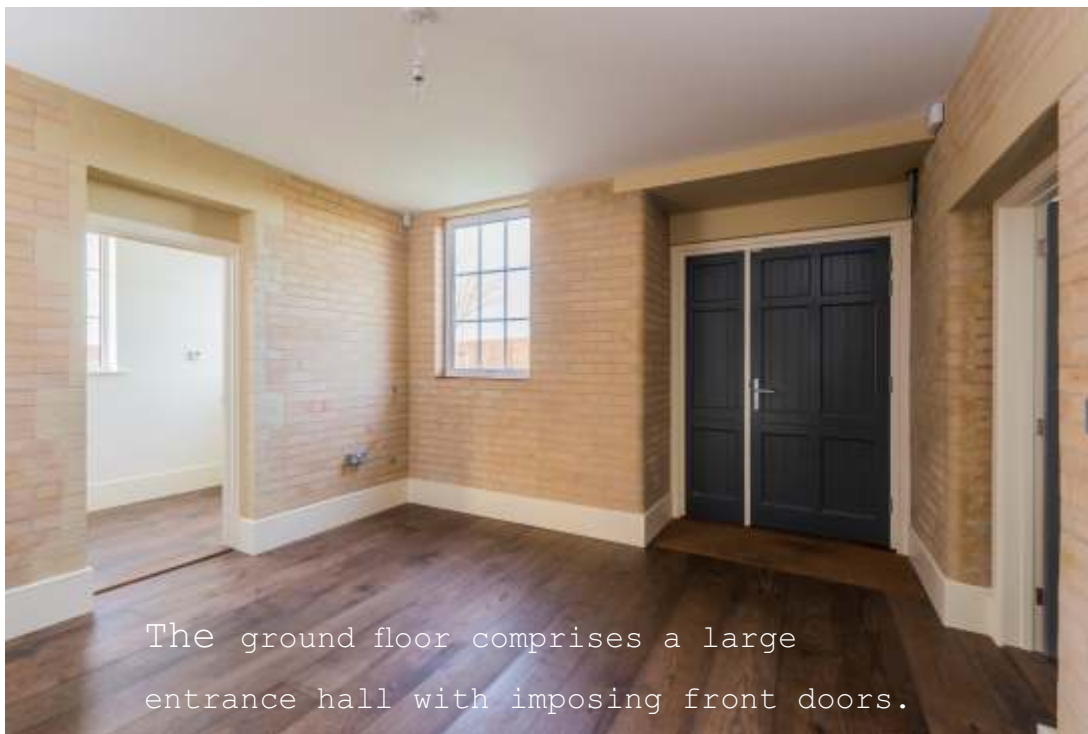
The Angel Hotel
Bury St Edmunds



Mickle Mere Nature Reserve



The Filter House has been carefully and sympathetically re-developed as a luxury contemporary home. It stands prominently overlooking the Black Bourn river and offers magnificent, rural views of the Suffolk Wildlife Trust Mickle Mere Reserve. Here wildlife flourishes including lapwing, kestrel, little egret, reed bunting, otter, water vole and barn owl. There are exclusive fishing rights on this beautiful stretch of water with chub, roach, pike and perch.



The ground floor comprises a large entrance hall with imposing front doors.



The wide corridor gives access to the boot room, study, cinema room, gym, master bedroom, bedroom 2, bedroom 3, utility room, plant room and family bathroom. There is a glazed access door to the rear garden.

Inspired by the grandeur of this impressive structure craftsman have worked with fine materials, which have been locally sourced wherever possible, to create a unique and elegant dwelling. Many of the original features and much of the character from a former industrial era have been retained. The accommodation is arranged over two floors with the living space on the first floor to take advantage of the stunning rural views. This floor comprises of an open plan living space, shared between living area and kitchen dining.







- Handmade cabinets with soft closing
- Composite stone worktops & splash-back
- Neff appliances
- Boiling water tap

The kitchen is equipped with stunning handmade furniture in which there is a large bespoke, handcrafted island fitted with a preparation sink and instant boiling water tap. Neff kitchen appliances have been installed including an induction hob and twin ovens with microwave facility. There is an integrated dishwasher and water softener. Recessed LED lighting through-out this area.

The handmade Shaker style kitchen is finished in matt grey and complements the industrial style lighting on the landing and glass balustrade to the stairs with grey finished steel handrail.

Large aluminum windows in the style of the original Crittall steel windows provide ample daylight into the landing and hall area. On this floor we have a large store room with built in storage and a cloakroom with WC and basin.





The Living area has floor to ceiling windows proving an abundance of daylight and dual aspect views. Bi-fold doors lead out onto the decking of the balcony, where you can enjoy the garden views. The two external staircases lead from the balcony down into the garden at the rear and driveway to the front. The smart glass and steel balcony allow an uninterrupted view of the garden and beyond.

The ground floor comprises:

- Cinema Room
- Gym
- Study
- Boot Room
- Master bedroom with French doors leading to the garden, en-suite and large dressing room.
- Bedrooms 2 and 3 both have French doors accessing the garden, en-suite facilities and dressing rooms.
- Bedroom 4 is located on the first floor with large en-suite bathroom.



The Honeywell Evohome multi-zone under floor heating system with digital controls, allows accurate room by room temperature settings from a touchscreen programmable controller which can be operated remotely from a smart phone application. A sophisticated security system protects the home and its contents.



- 1000 sq.ft Balcony.
- Large double garage with remote door opener.
- Planning Permission granted for a swimming pool in rear garden.
- 10 Year Local Authority Building Control, New Home LABC Warranty.
- Over 50m of river frontage with fishing rights.



The handmade bespoke willow fence to the front and side boundaries was woven onsite by local craftsmen.

The gardens have been landscaped with semi-mature trees supplied by the highly regarded Barcham Tree Nursery of Ely.



Rear Aspect



The Garden



Including the picturesque water meadows leading to the river, the total area extends to approximately 0.67 acre.

Additional land of approximately 1 acre is available by separate negotiation.





Neighbouring
Pakenham & Ixworth

An attractive village with good amenities including shops, Doctors and Dentist surgeries, Post Office, Library and Public Houses.



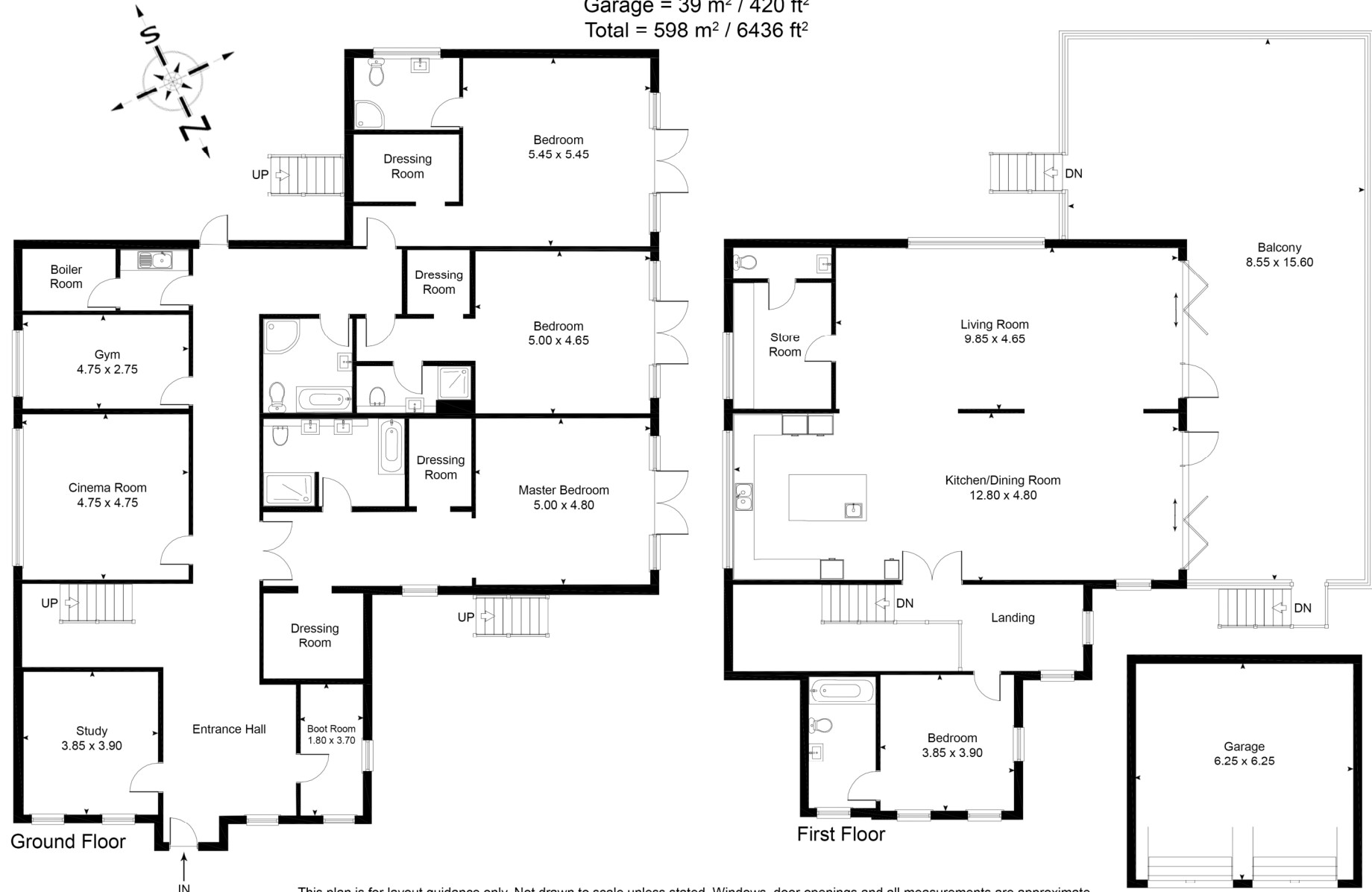
Ixworth IP31 2JB

Approximate Gross Internal Area = 459 m² / 4940 ft²

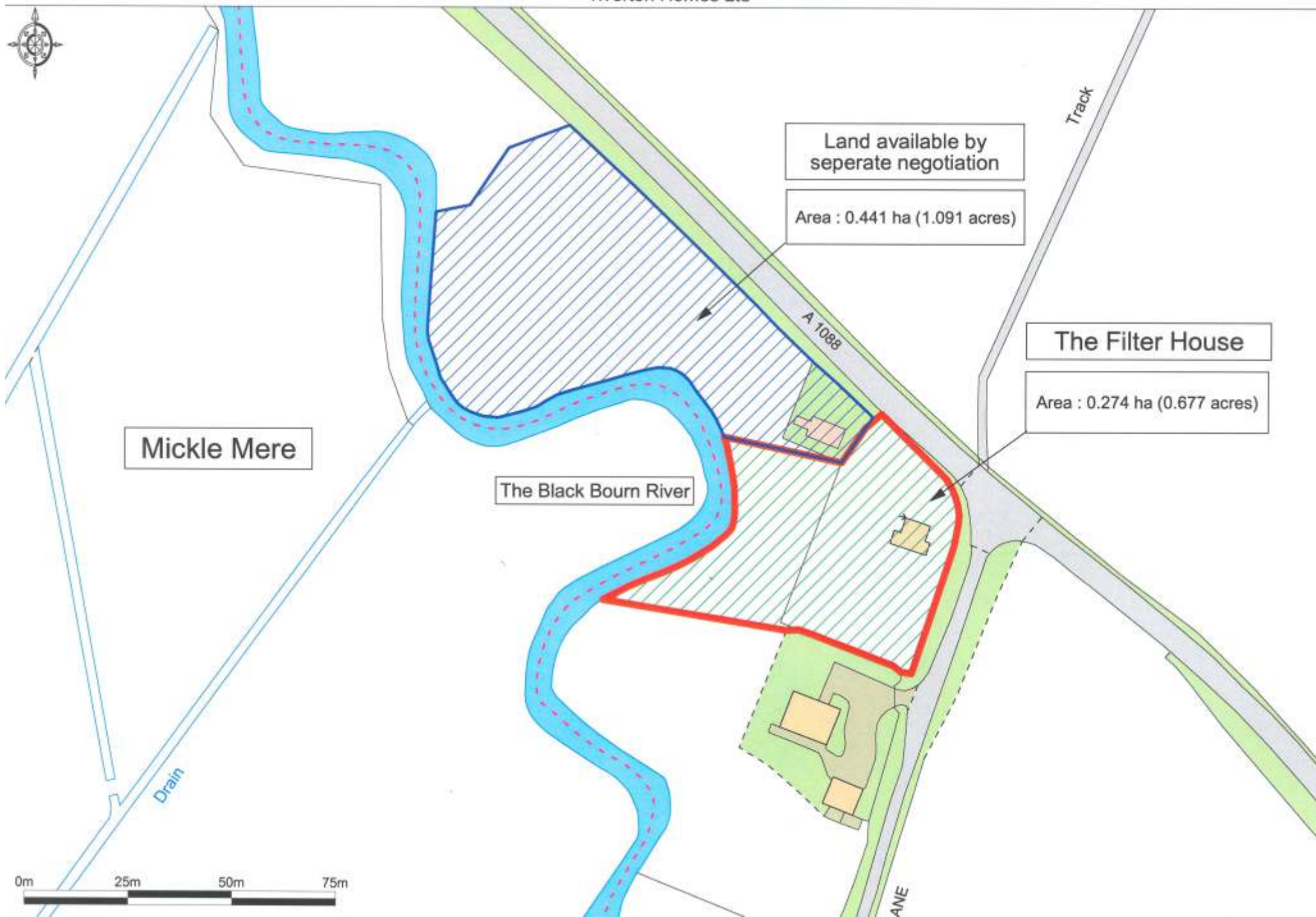
Balcony = 100 m² / 1076 ft²

Garage = 39 m² / 420 ft²

Total = 598 m² / 6436 ft²



This plan is for layout guidance only. Not drawn to scale unless stated. Windows, door openings and all measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. Francis Ambler Photography © 2018



Location

The Filter House stands in open countryside, midway between the villages of Ixworth and Pakenham. Pakenham is a very desirable village with a thriving local community and facilities which include an excellent local shop, post office, village hall and a recently reopened public house. There is a church and the village is best known as "the village of two mills" with its historic water mill and windmill. Pakenham is situated approximately 5 miles to the north east of Bury St Edmunds and 11 miles from the market town of Stowmarket with its main line rail link to London Liverpool Street station. Ixworth is a thriving village offering a superb range of local facilities rarely found in villages of today, including doctor's surgery, shops, restaurant, two public houses, church and free school. A number of country circular walks are adjacent to the property.

Bury St Edmunds, just 10 minutes drive away, with 1,000 years of history to explore, offers award-winning restaurants, café and casual dining. The historic Cathedral of St Edmundsbury, once one of the most important monasteries in medieval Europe, set in the elegant surroundings of the Abbey Gardens is a centre piece for the town. There is Fantastic shopping, annual festivals, and stunning parks. The Apex and Theatre Royal host a variety of live productions along with two cinemas provide excellent entertainment for all ages. Bury St Edmunds is truly '**a jewel in the crown of Suffolk**'.

EPC = tba



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