



# LIDGATE GRANGE

LIDGATE ■ SUFFOLK





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THE STREET ■ LIDGATE ■ SUFFOLK

Newmarket 7 miles, Bury St Edmunds 13 miles, Cambridge 23 miles, London 75 miles  
(distances approximate)



**An impressive and exceptionally spacious 4,775 sq ft barn conversion with a separate cottage,  
attractive garden and paddock extending to approximately 1.75 acres in all (sts)**



Reception Hall, 3 Reception Rooms and Study, Kitchen/Breakfast Room, Utility Room, Cloakroom, Landing,  
Master Bedroom En-Suite Bathroom, 3 Further Double Bedrooms (All En-Suite)

Driveway and Parking, Three Bay Cart Lodge, Barn/Workshop,  
3 Former Stables/Workshop, 2 Stables and Tack Room

2 Bedroom Separate Cottage

Attractive Landscaped Garden, Large Post and Rail Paddock

In all about 1.75 acres (sts)



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## Features

- Delightful West Suffolk Village
- Superb Countryside Views
- Attractive Period Features
- Spacious Reception Hall
- 3 Reception Rooms and Study
- Impressive Kitchen/Breakfast Room
- Utility Room
- Cloakroom
- Large Galleried Landing
- Master Bedroom with En-Suite Bathroom and Dressing Room
- 3 Further Double Bedrooms, all En-Suite
- Driveway and Parking
- Three Bay Cart Lodge
- Barn/Workshop, 3 Former Stables/Workshops, 2 Stables and Tack Room
- 2 Bedroom Separate Cottage
- Attractive Landscaped Gardens
- Large Post and Rail Paddock
- In all about 1.75 acres (sts)

## The Property

Lidgate Grange is a stunning and beautifully presented Grade II Listed property with mature gardens and grounds of around 1.75 acres (sts) and views towards the church and countryside beyond. Converted in 1998, this superb barn has part soft red brick, part flint and part stained weather boarded elevations under a pantiled roof. This outstanding privately positioned family home is of considerable character, with a wealth of attractive features including vaulted ceilings, exposed timbers, wooden and exposed brick floors and an inglenook fireplace





housing a wood burning stove, with sealed unit double glazing and an alarm system.

Particular features are the striking, part vaulted drawing/dining room, which incorporates the original threshing floor (one of the few remaining in Suffolk), views over the garden, paddock and church from all reception rooms, impressive open plan Plain English kitchen/breakfast room with electric Aga and generously sized bedrooms, all with en-suite bath/shower room facilities.

## Location

Lidgate Grange is located in the picturesque village of Lidgate, just seven miles from Newmarket, with a renowned pub/restaurant, village hall and church. The neighbouring village of Wickhambrook is served by a good range of local amenities including a primary school, village stores/Post Office, garage, public house, community centre and sports field as well as a health centre/surgery. The towns of Newmarket and Bury St Edmunds offer a wide range of local facilities including shopping, hotels, restaurants, schools and leisure facilities, with health clubs, swimming pools and a golf club. Cambridge is approximately twenty three miles away and has excellent schools,

shopping and other facilities. There is easy access to the A14, A11 and M11 and via these to the national road network. There is a branch line connection from Newmarket to Cambridge and Ipswich. Cambridge, Audley End and Whittlesford offer direct rail lines into London, with the fastest trains taking under one hour. Stansted International Airport is approximately an hour's drive.

## Outside

Lidgate Grange is approached through a pair of wooden gates leading to a sweeping gravel driveway providing parking and turning for several cars and access to the three bay cart lodge, outbuildings and separate cottage. The property stands in 1.75 acres (sts) of immaculate established grounds, including a charming walled garden with covered terrace and large post and rail paddock.



A wooden gate from the south facing walled garden leads to the attractive rear garden, which is mainly laid to lawn with well stocked shrub beds, decking and a large paved terrace. There is outside lighting and water taps. There are a number of useful outbuildings including a barn/workshop, three former stables currently used as workshops, two stables and tack room.

The separate cottage is a well presented two bedroom property comprising a vaulted open plan sitting room with open fireplace, kitchen/dining room, two bedrooms and bathroom.

## Property Information

**Post code:** CB8 9PW

**Services:** Mains water, electricity and drainage. Oil fired central heating.

**Tenure:** The property is freehold with vacant possession on completion.

**Local Authority:** St Edmundsbury District Council

Tel: 01284 763233

**Council Tax:** Band G

**Viewing:** Only by appointment with sole agents Jackson-Stops & Staff. Tel: 01638 662231

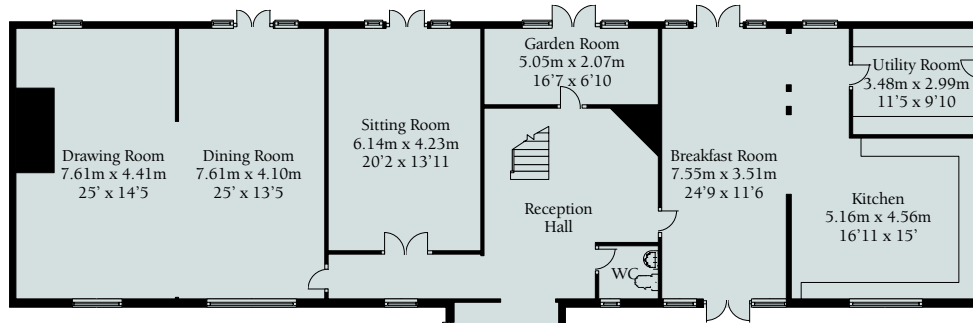


## Directions

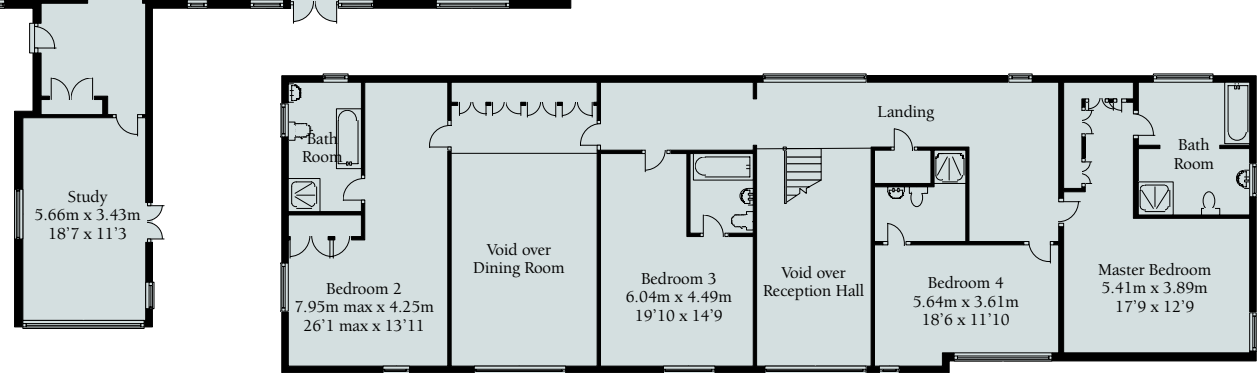
From Newmarket take the B1063 to Lidgate. Lidgate Grange is situated on the left, shortly after entering the village.



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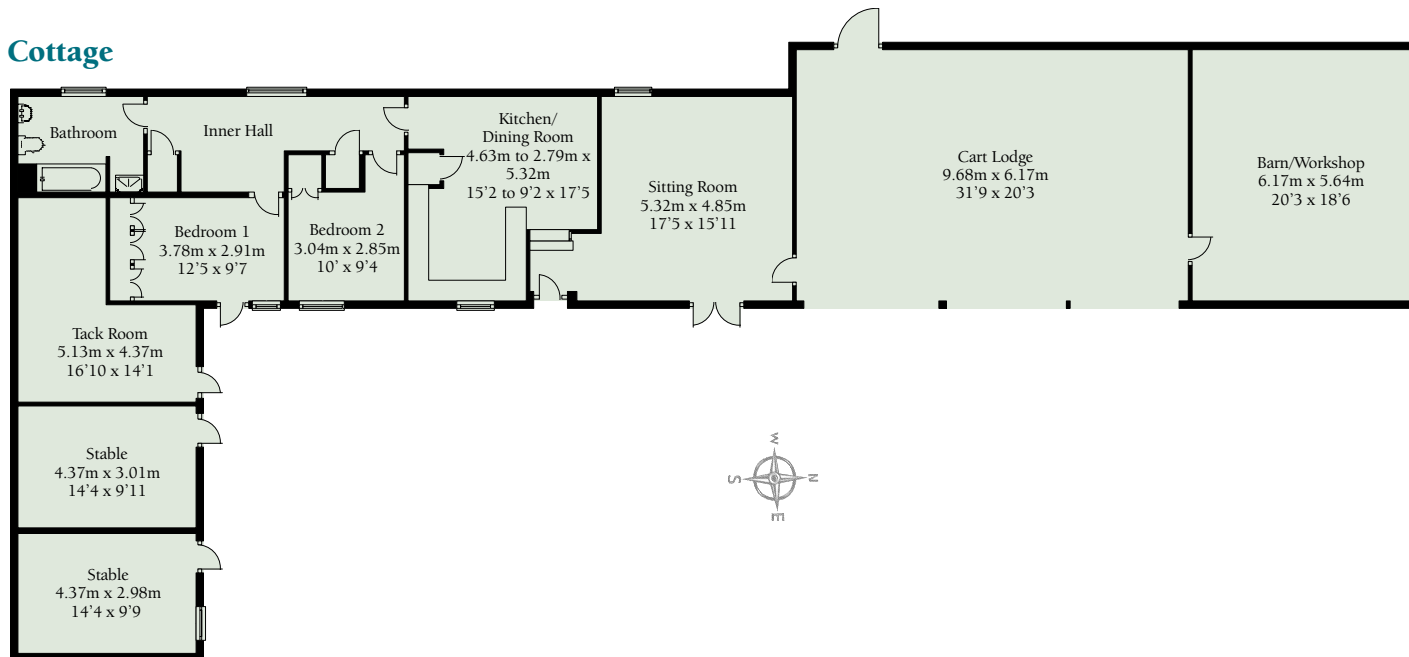


**House – Ground Floor**



**House – First Floor**

**Cottage**



Approximate Gross Internal Floor Area:

House: 445 sqm (4775 sqft)

Cottage: 93 sqm (1000 sqft)

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.



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