





Elm Grove is located on the edge of the mid Suffolk village of Stonham Aspal in a superb rural situation with far reaching views. The property has flexible living accommodation with excellent purpose built equestrian facilities. Built by the current vendors 30 years ago, it has been extended more recently with a large two storey addition. It is in the catchment of the well respected Debenham High School, which is 2 miles away.

Debenham approx 2 miles, Stowmarket with mainline railway approx 7 miles, Ipswich approximately 12 miles, A140 approximately 3 miles. Junction 51 and Junction 52 of A14 approximately 6.5 miles.



Kitchen



Conservatory



Sitting Room



Snug

**THE ACCOMMODATION PROVIDES:**

large farmhouse style kitchen/ breakfast room, sitting room, dining room, conservatory, utility/boot room, 2 first floor bedrooms, and 3 ground floor bedrooms (one of which is currently used as 'snug' reception room), former attached double garage with annexe potential (stp).

**OUTSIDE:**

American-style barn with: 3 loose boxes; two pony boxes; tie up area; tack room; feed room; hay store with separate access from outside; attached outside loose box / field shelter; and dog run and kennel. 40m x 20m post and rail fenced floodlit manege, small post and rail turnout paddock, further paddocks, space for horse-box parking. Additional stable/ outbuilding. Up to 5 acres (stms). Further land may be available to rent. Former double garage, parking, front and back garden with pond.

The property is approached from the road via a shared driveway and accessed through double timber five bar gates to parking area for several cars.





## ACCOMMODATION

### Boot room with utility area

*21'6" x 5'7" (6.56m x 1.72m)*

Part glazed external door. Range of wall and base units. Dual aspect, internal window to kitchen. Plumbing for washing machine, space for two chest freezers, stable door to kitchen. Door to double garage, currently used as a separate living area. External door to fenced terrace area (useful for dog run) and back garden.

### Kitchen / Breakfast / Family room

*18'11" x 19'5" (5.77m x 5.92m)*

Range of bespoke varnished ash cupboards and floor units with work surface over. Full height larder cupboard. Inset granite one and a half single drainer sink unit with mixer taps and tiled splashback. Central island /breakfast bar with Rangemaster 110 double oven and grill, built in cupboards and wine racking. Space for larder fridge, plumbing for dishwasher. Therm economy boiler. Ceramic tiled door. Window with views over garden and pond. External door to parking area. From the kitchen there are separate doors through to the sitting room and internal hallway.

### Sitting Room

*21'7" x 17'5" (6.57m x 5.31m)*

Dual aspect with brick convecting air flow fire, with inbuilt brick alcove features and brick hearth. Alcove with shelving. Full length double glazed doors with full length windows to decking area, pergola and front garden.

Glazed door to Dining room, glazed door to internal hallway.

### Dining Room

*15'5" x 11'8" (4.70m x 3.56m)*

Large walk in cupboard. Opens into the Conservatory.

### Conservatory

*19'11" x 9'0" (6.06m x 2.77m)*

Part pine panelled walls, pine flooring, glazed on three aspects. Door to decked terraced area and pergola.

From the Internal hallway, doors lead to the family bathroom, bedroom five (currently snug room), downstairs cloakroom, walk-in cupboard, main bedroom, and stairs to first floor bedrooms.

### Downstairs cloakroom

Low level wc and wash hand basin.

### Family Bathroom

Part tiled. Corner bath with mixer taps and shower attachment. Enclosed shower cubicle with electric Triton shower. Low level WC and wash hand basin in vanity unit. Airing cupboard with slatted shelving and immersion heater.

### Bedroom 5 / Further reception room

*11'8" x 9'8" (3.57m x 2.97m)*

Currently used as snug/tv room. Window looking out to back garden.

### Bedroom 4

*11'7" x 9'10" (3.53m x 2.98m)*

Aspect to garden

### Master Bedroom

*14'6" x 13'8" (4.41m x 4.21m)*

Sliding full length glazed double doors and window to front garden.





## ACCOMMODATION

### FIRST FLOOR

The stairs with a velux style window over and window to garden lead to first floor landing.

### Bedroom 2

*14'6" x 13'8" overall (4.41m x 4.21m overall)*

Timber panelled ceiling, velux style window and window to front garden with farmland views.

### Bedroom 3

*13'8" x 11' overall (4.21m x 3.53m overall)*

Velux style window and window with views across pond to stables.

There is a further room *14'5" x 8'6" (4.39m x 2.60m)* used as a living area/bedroom which was originally part of the double garage. Window to front.

## OUTSIDE

The entrance to Elm Grove is through double timber gates which lead to a parking area to the side of the house, enclosed to the front by a wooden paling fence.

### Garage

The garage building (formerly a double garage) has one up and over door and is adjacent to the house. It is linked to the boot room where part of the garage has been adapted and decorated into a further room, with a window to the front. This could revert back to the original double garage or could potentially be converted to annexe accommodation (subject to planning).

To the side of the garage there is a enclosed woodchip area used as a play area with a small sandpit.

### Gardens

There are lawned areas to the front, side and back of the property with beds and rockeries of mature plants and shrubs. The garden is enclosed by a hedge boundary with mature trees, to the front (south) and to the eastern boundary. There is a pretty pond and willow tree in the back garden. Double glazed doors from the sitting room open out into the decked terrace area and pergola to which doors also open out from the conservatory.

From the shared driveway which runs along the western boundary

of the property there is access to the equestrian facilities, paddocks, and hard stand parking for a horsebox.

### EQUESTRIAN FACILITIES

The equestrian facilities are well thought out and purpose built by the current owners to suit their busy equestrian family life.

### Timber stable / storage area.

*13'4" x 10'8" overall (4.06m x 3.26m overall)*

To the rear of garage. Stable doors, concrete floor. Pedestrian door to the rear to a further storage area.

### American style barn

Overall internal measurement *29'1" reducing to 23'0" x 42'7" (9 m reducing to 7m x 13m)*

Of timber construction with sliding door to front.

Internal stabling. Loose boxes, three large and two pony boxes, timber lined with timber and galvanised mesh partitions; overall measurements are:

*12'6" x 11'3" (3.80m x 3.42m)*

*11'4" x 11'3" (3.43m x 3.42m)*

*11'4" x 11'3" (3.45m x 3.40m)*

*11'2" x 8'6" (3.42m x 2.58m) With external stable door.*

*10'4" x 6'10" (3.13m x 2.06m) Tie up / wash down area to the front.*





## OUTSIDE cont.

### Tack Room

9'2" x 7'6" (2.80m x 2.30m)

Timber door. Mains switch to electric fencing.

### Feed Room

7'11" x 7'6" (2.40m x 2.30m)

Timber door with door to:

### Hay Storage

7'8" x 23'6" (2.36m x 7.16m)

Two external doors

### Dog Kennel

7'8" x 5'11" (2.36m x 1.81m)

With external dog run.

On outside of American barn

### Stable / field shelter

9'6" x 11'4" (2.89m x 3.43m)

Lean-to style roof, 1.86m (6'1") height to lowest rafter.

There is an external concrete yard in front of the main doors to the American barn, enclosed by post and rail fence and accessed via a five bar timber gate.

Between this yard and the driveway there is an L-shaped post and rail fenced turn out pen.

### Manege

40m x 20m

Sand and rubber surface. Fully post and rail fenced. Access from driveway via a tubular metal gate. Series of six floodlights.

A hardened driveway runs between the manege and American barn leading through a tubular metal gate to the paddocks.

### Paddocks

Two paddocks with post and electric fencing. There is further grassland to the west of the access driveway. The may also be further grazing available to rent by separate negotiation.

### LOCAL NOTES

Stonham Aspal has a pub, primary school, church, village hall and the well visited Stonham Barns centre which offers many shops and leisure activities. The picturesque village of Debenham offers better than average local facilities including schooling and Debenham High School is highly regarded. There is a sports/community centre, public houses and a variety of shopping facilities. The market town of Stowmarket has a range of shops,

cinema, public houses and restaurants and a mail line railway station with connections to London and Norwich. The county town of Ipswich is approximately 12 miles away, providing a comprehensive range of amenities and facilities, including covered shopping centres, a multi-screen cinema complex, an indoor swimming pool and a large number of public houses, shops and restaurants and a main line railway station offering a regular Inter City link to London's Liverpool Street station.

### EQUESTRIAN NOTES:

A brand new equestrian complex with indoor school facility is being built nearby. There is a bridleway nearby that leads to further bridleways and off road riding. The A140 and A1120 lead to the A14 and to the A12 at Ipswich allowing access to the road routes to various local competition centres and equestrian events including: Wix EC approximately 30 miles; Towerlands EC approximately 45 miles; ILPH approximately 27 miles. Newmarket is approximately 37 miles.



Emily Cooper-Reade

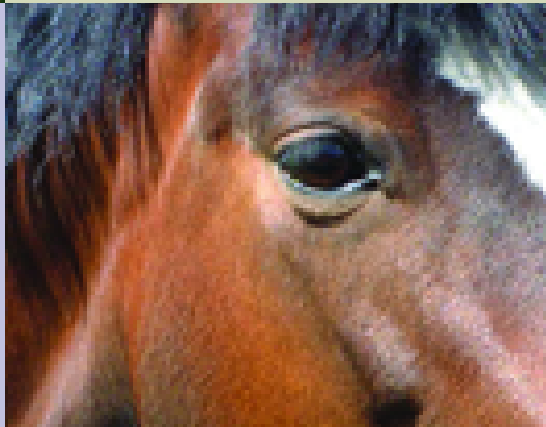


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Emily Cooper-Reade's business experience with the property market started with Rural Agency specialising in the sale of lakes, fisheries and leisure properties. Previous to setting up ECR Properties Emily worked in association with an established firm of Estate Agents to develop their country and equestrian specialist agency.

Emily has had many years involvement in all things equestrian, including running her own competition yard, and continues to compete regularly at dressage to National championship level. Emily is also Director of a successful wine business.

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**VIEWING**

Strictly by appointment only, please contact ECR Properties on 07850 225250

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