



## Glebe House

Church Road | Beyton | Bury St Edmunds

FINE & COUNTRY  
fineandcountry.com™



# Glebe House

An opportunity has arisen to acquire this stunning individually designed residence with spacious accommodation covering approximately 4757 sq ft (including garage and storeroom). Briefly this detached family home boasts five bedrooms, kitchen/breakfast/family room, three reception rooms, home office, second kitchen, and utility. Set in the desirable village of Beyton, Suffolk, just 8 miles from the historic cathedral town of Bury St Edmunds.

The market town of Bury St Edmunds is a unique and dazzling historic gem with a richly fascinating heritage - the striking combination of medieval architecture, elegant Georgian squares and glorious Cathedral and Abbey Gardens provide a distinctive visual charm. With prestigious shopping, an award-winning market, plus a variety of cultural attractions and fine places to stay, Bury St Edmunds is under two hours from London and very convenient for Cambridge.







# Step Inside

---

This beautiful property brims with a light atmosphere, high end specification and finish, with light flooding through to brighten each room on even the most overcast of days. The welcoming reception dining hall with solid oak flooring, invites you into this beautiful home. There is a cloakroom and staircase to the first floor, which is enriched with a breath-taking ground floor to first floor ceiling wooden framed picture window overlooking the grounds. The ground floor offers spacious accommodation which is superbly presented throughout. The hub of the house is the distinctive kitchen/dining/family room. There are an abundance of base and wall units; a central island with breakfast bar, all set on a stone tiled floor with granite preparation surfaces. There are double tower ovens with integrated microwaves and steamer. Integrated electric Neff hob, under counter fridge, and dishwasher. French doors to the gardens and door to the walk-in pantry. The family area has built-in cupboards and shelving with bi-fold doors to the generous outdoor terrace. The dining area is dual aspect with fitted blinds. The property boasts a second kitchen with space for an American style fridge, integrated dishwasher, and double fronted larder cupboard. Cloakroom, and utility with walk-in shower. Stairs to home office. Back through the reception dining hall there are French doors to the sitting room with solid oak flooring, and fireplace with inset gas effect wood burning stove. Off here is the garden room again with the continuation of solid oak flooring, French doors to the gardens, storage cupboard, and door through to a store room. These reception rooms are fabulously light, bright spaces. On the first floor of this remarkable property are three bedrooms, the most impressive being the dual aspect Principal with walk-in dressing room and sumptuous en-suite which provides a walk-in shower, vanity unit with his and hers hand wash basins, and WC. Guest rooms two and three have built-in wardrobes and share the first of two-family bathrooms (the other being on the second floor) both having separate baths and shower cubicles. The upper floor has a further two guest bedrooms either side of the family bathroom, airing cupboard, and large built in storage cupboard. The whole property has a superb level of storage across all floors, and is an extremely versatile home.









# Step Outside

---

Glebe House is located towards the top of Church Road near the junction with Quaker Lane. The property is approached via a five-bar wooden gate opening onto a large driveway with parking for multiple vehicles. There is a single garage, the other having been converted into a utility/shower room. The boundaries are defined with a mixture of hedging, shrubs and fencing. There is a pond which would need attention with secure surround. The property benefits from a large dining terrace, just perfect for enjoying the warmer days whilst entertaining or relaxing after work with a glass of something chilled. There is an extensive lawn with mature trees, shrubs, plants, and hedging. Glebe House flows seamlessly from indoors to outdoors, with doors from many rooms leading into the peaceful and welcoming grounds.



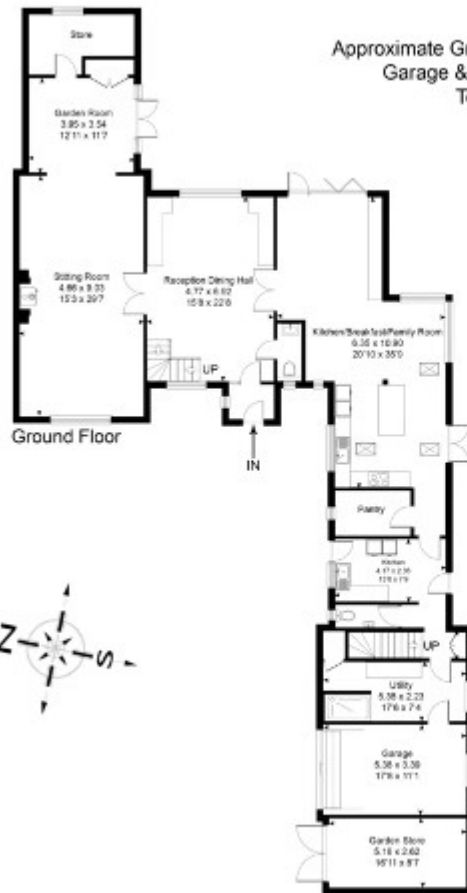
## Location

---

Two miles away from a station and with the A14 a minute or two away, this is ideally positioned.

The village of Beyton is eight miles away from Bury St Edmunds and eight miles northwest of Stowmarket. Stowmarket Railway Station has a direct train service to London Liverpool Street. The nearby village of Thurston has a wide range of local amenities and bus and rail links into Bury St Edmunds.





Beyton IP30 9AL  
 Approximate Gross Internal Area = 410 m<sup>2</sup> / 4413 ft<sup>2</sup>  
 Garage & Garden Store = 32 m<sup>2</sup> / 344 ft<sup>2</sup>  
 Total = 442 m<sup>2</sup> / 4757 ft<sup>2</sup>

= Reduced bedroom below 1.5m / 5'0"



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 © 2023

Glebe House Church Road Beyton BURY ST. EDMUNDS IP30 9AL	Energy rating <b>B</b>
	Valid until 23 October 2023



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2017 Fine & Country Ltd. Registered in England and Wales. Registered address: Chiltern House, 36 High Street, Brandon, Suffolk, IP27 0AQ.



Fine & Country  
Tel: 01284 718822  
[burystedmunds@fineandcountry.com](mailto:burystedmunds@fineandcountry.com)

