



Chapel House

Elmswell Road | Great Ashfield | Bury St Edmunds

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Chapel House

Chapel House is a fine residence, part 17th and part 18th Century. This handsome Georgian fronted property is located in the sought-after village of Great Ashfield in Suffolk, close to the popular market town of Bury St Edmunds. Boasting generous and flexible accommodation throughout, Chapel House is set in mature landscaped grounds and has garage plus driveway parking. Freehold.

The village is approximately three miles from the village of Elmswell, which offers a regular train line service to local towns, including Stowmarket, Ipswich, Bury St Edmunds, and Cambridge, with Stowmarket benefiting from a direct line to London Liverpool Street.

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

Wooden front door leading into a large entrance hallway with stairs leading to the first-floor accommodation with galleried landing, brick flooring, two storage cupboards and door to the cellar. There is a good size dual aspect formal dining room with a double-sided fireplace wood burning, also known as a see-through, fireplace which is a seamless way to experience the comfort and ambiance of wood crackling and roaring flames from two separate spaces. Wooden flooring. The fireplace is shared with the adjoining Family/sitting room, also dual aspect with French Doors to the gardens. There is a useful storage cupboard, fitted carpet and door back to the main hallway. The third reception room is a formal sitting room with wood burning stove featuring exposed brickwork, wooden flooring, a storage cupboard and window to front. The kitchen/breakfast room has a good selection of wall and base units with preparation surfaces over, plumbing for dishwasher, space for an upright fridge/freezer, Rangemaster cooker with induction hob and extraction canopy, walk-in pantry, ceramic sink, exposed timbers, beams, tiled flooring, and picture windows affording fabulous views over the landscaped gardens. Leading from the kitchen is the rear lobby with door to gardens. From here there is the downstairs shower room with low level WC, hand wash basin and shower cubicle. There is the laundry/utility room, the boiler room and door to the garage/storage area.

Upstairs in this super home are six beautiful and inviting bedrooms. There is a second staircase leading from the kitchen to the first-floor landing. The principal bedroom has an ensuite shower room with low level WC and hand wash basin. There is a family bathroom with separate corner bath and a corner shower cubicle. There are fireplaces in both the principal and second bedrooms. Bedroom two has a built-in cupboard and there is further large storage cupboard off the landing. There are four further bedrooms, all with splendid views.





Step Outside

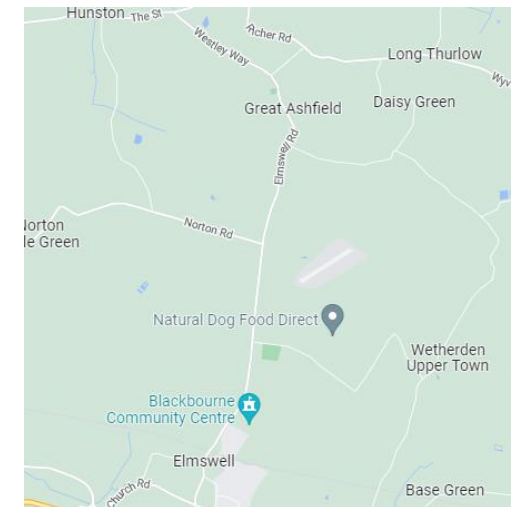
Set in grounds of approximately one acre, Chapel House is approached via a sweeping gravelled driveway from the Elmswell Road. There is ample parking and a garage which has been converted.

The mature landscaped grounds are a stunning feast for the eyes and feature a walk-through pergola over an extensive pathway laden with wisteria. There is a fabulous pond, a handmade stream with wooden bridge over, a water feature with fountain, thatched gazebo, large sun/dining terrace, vegetable plots, a variety of fruit trees and a Nissen hut which is now a fantastic workshop for the current owners. The grounds, which back onto fields are extremely private and secure.



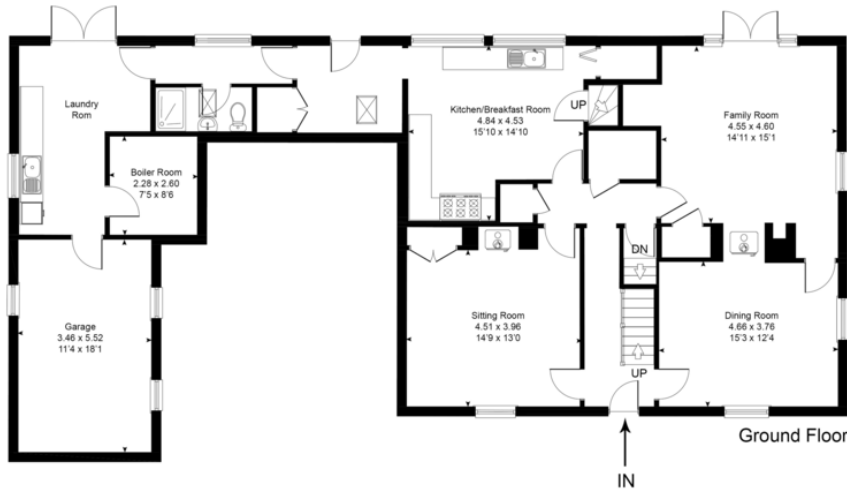
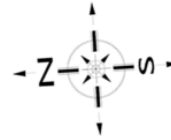
Location

The village of Great Ashfield is approximately 1 mile from the village of Norton where there is a useful village store and fuel station, a popular restaurant/public house, The Dog and a primary school. The cathedral town of Bury St Edmunds lies just 12 miles away and is accessed via the A14. There are a super variety of shops, restaurants, bars, cinemas and theatres plus a popular market two days a week.

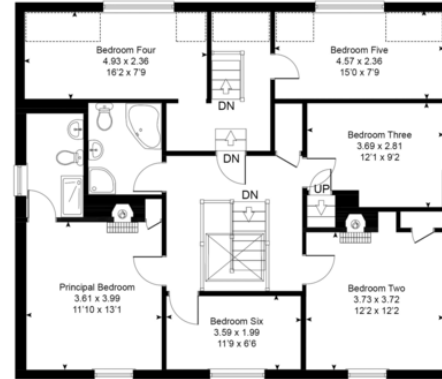


Elmswell IP31 3HH
 Approximate Gross Internal Area = 249 m² / 2121 ft²
 Basement = 19 m² / 527 ft²
 Garage = 19 m² / 344 ft²
 Total = 287 m² / 2992 ft²

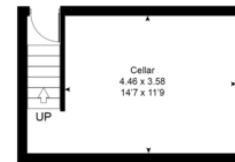
 = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor



Basement

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 © 2022

Chapel House Elmswell Road BURY ST. EDMUNDS IP31 3HH	Energy rating <div style="border: 1px solid black; padding: 5px; text-align: center; font-size: 2em; font-weight: bold;">E</div>
Valid until 1 September 2032	Certificate number 2711-5102-8631-3210-5353



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. Company Reg No. 5930387 Registered Office: Country Estates Limited, Carter Court, Midland Road, Hemel Hempstead, Herts HP2 5GE.**



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