



Old School House
Ingham Road | West Stow | Bury St. Edmunds | Suffolk | IP28 6EX

FINE & COUNTRY

Old School House

Fine & Country are proud to present this rare opportunity to purchase an exquisite 19th-century former Old School House. Meticulously enhanced by its current owners to an exceptionally high standard. The property is accessed through wrought iron electric gates, which leads to the sweeping driveway that winds through a picturesque, wooded area, lined with foxgloves. This remarkable property offers the charm of country living, seamlessly blended with modern interior design that perfectly complements the property.





Step inside

Upon entering the property, you are welcomed into a charming entrance porch that opens into an expansive hallway. This flows seamlessly into the grand reception hall, leading you to the exquisite drawing room. Here, modern elegance meets timeless charm, featuring high vaulted ceilings and original wood windows now enhanced with double glazing, bathing the room in abundant natural light. The centrepiece of this sophisticated space is an inset wood-burning stove, offering both warmth and a touch of classic comfort.

French doors open into the formal dining area, which boasts another inset wood burner, Velux windows and new tiled flooring, making it an ideal space for entertaining. This room flows effortlessly into the beautifully designed study/snug, a versatile space with a vaulted ceiling, large Velux windows, and modern bi-folding doors that open onto the terrace area.

Continuing down the fabulous hallway, you arrive at the stunning kitchen area, which overlooks the front of the property. The kitchen features a luxurious marble centre island with a wine fridge at its heart, combining elegance with practicality. Dual built-in ovens are surrounded by an abundance of fitted wall and floor units, making the kitchen a practical and stylish cooking space. This flows neatly into the breakfast room, creating a lovely casual dining area.

Further along the hallway is the internal steam room, complete with an adjacent walk-in rainfall shower. Next to the side entrance is the laundry/boot room, equipped with space for a washing machine, tumble dryer, plenty of built-in storage, cloakroom/wc and a convenient pet shower.

Upstairs, the large landing offers access to all the bedrooms and features three large electronic skylights. The master bedroom is a light and airy room with bi-folding doors opening onto a balcony that overlooks the garden. It includes bespoke built-in wardrobes and an ensuite. Bedroom two has double-aspect windows looking out onto the rear gardens. The family bathroom is fully tiled and includes a vanity sink unit, WC, and a built-in bath with an overhead shower. At the other end of the hallway are the final two bedrooms, one of which is currently used as a dressing room with bespoke built-in wardrobes across two walls. The final bedroom is the largest of the four in the main house, featuring dual-aspect windows with window seat and an original fireplace.

The double garage has been converted into a separate studio/annex, which also provides an extra bedroom. Additionally, there has been planning permission to join this space to the main house. This building consists of a kitchen, living area, and bathroom downstairs, with a substantial ensuite bedroom upstairs.















STEP OUTSIDE

Old School House

Step Outside

Upon entering the estate through the magnificent, electric cast iron gates, one is greeted by a sweeping driveway that meanders through an enchanting wild garden and a picturesque, wooded area. Ample parking is available on the expansive gravel drive that graces the front of the residence. The wrap-around garden, predominantly laid to lawn and adorned with additional shrubs, complements the property. Further enhancing the landscape is a walled garden, The Dell, a natural wild garden, boasts vegetable planter boxes, a greenhouse, and is encircled by elegant cast iron gates. To the rear of the house lies a terraced dining area, perfect for alfresco meals and makes a delightful hideaway and enjoys the shade of a couple of big old oak trees. Another outdoor dining area, nestled within the wooded area near the house, features its own kadai fire pit, adding to the charm. The gym, situated in a separate cabin, includes a sauna and ice bath, and offers panoramic views of the surrounding fields.

Location

The property occupies a desirable setting in a quiet, tucked away location affording splendid open views. West Stow is a wonderful village situated only five miles to the Northwest of Bury St Edmunds. The village is well known for the superb West Stow Country Park (a recreated Anglo-Saxon Village), and the wonderful walks through the forest. The village is conveniently positioned for Culford School, and for access to the main road networks linking to Bury St Edmunds, Cambridge and London via the M11 motorway.

Recent Renovations

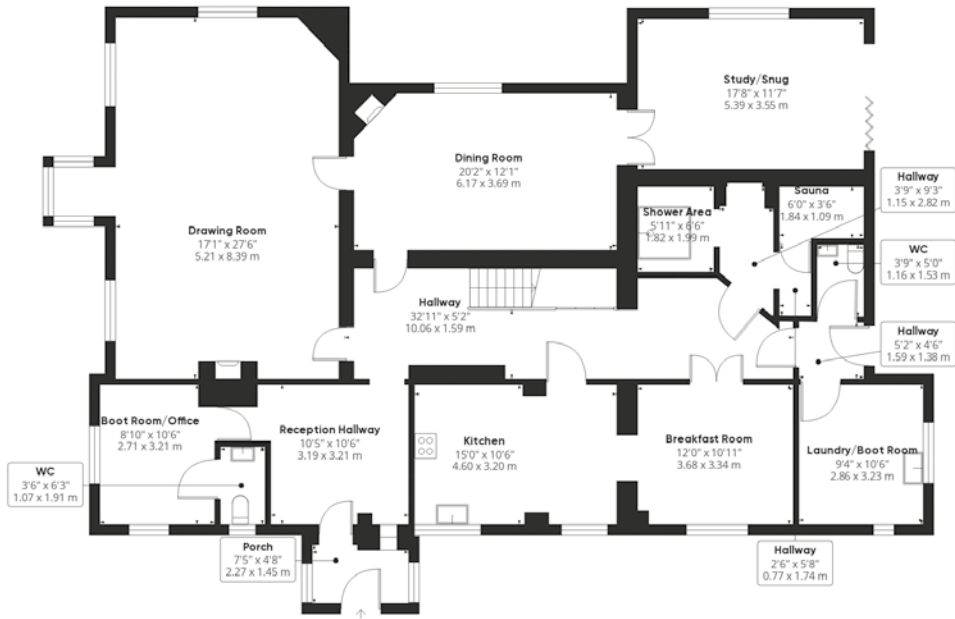
The current owners have made several structural and aesthetic renovations to the entire property including but not limited to:

Complete re-wiring, complete re-plumbing, completely new heating system and radiators, brand new roof section constructed above the old school room, all toilets and bathrooms completely stripped and replaced with new, kitchen completely gutted and custom designed complete with all appliances, the ground floor dug out and levelled and finished with limestone flooring, redesigned and constructed driveway to include central island, all new internal doors, woodland areas completely re-wilded, reinsulated the loft and completely restored the fireplaces. For a complete list and more information on the renovation please contact the fine and country bury st Edmunds office.

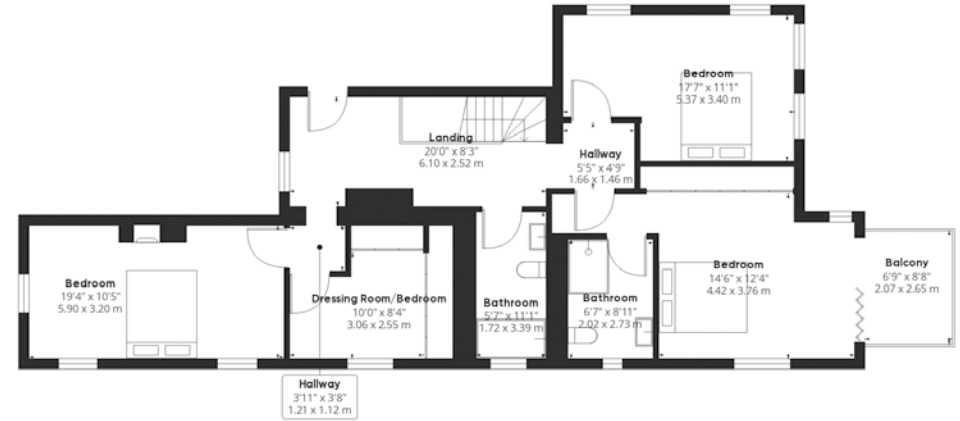
Services

- Mains Electricity
- Mains Water
- Mains Drainage
- Oil Fired Heating
- Solar Panels with Battery Storage Packs (completed spring 2024)
- Council Tax Band - E

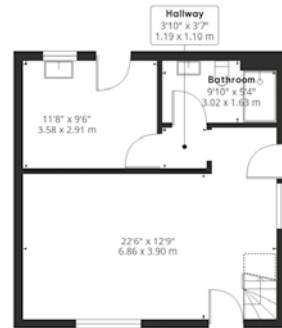




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Floor 1 Building 2

Approximate total area⁽¹⁾

3877.42 ft²
360.22 m²

Reduced headroom

75.74 ft²
7.04 m²



Fine & Country Bury St Edmunds
92 St John Street, Bury St Edmunds IP33 1SQ
01284 718822 | burystedmunds@fineandcountry.com

