



Wyken Willows

Wyken Road | Bury St. Edmunds | IP31 2DN

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# Wyken Willows

This detached country home, set within approximately 1.2 acres of land, offers over 4,000 square feet of versatile living space. The property does require some updating, with certain areas needing attention, but it presents a great opportunity for a buyer to put their own stamp on it.

The main house includes six generously sized bedrooms, providing plenty of space for family living or guests. There is also a self-contained annex with two bedrooms, a kitchen, dining area, and a garden room ideal for extended family or potential rental use.

Accessed via electric gates, the property is approached by a sweeping driveway, adding to its sense of space and privacy.

With its generous layout and countryside setting, this home has plenty of potential for the right buyer.









# Step Inside

Upon entering, you step into a spacious reception hall with panelling and stone flooring, which works well as a boot room. From here, you're led to the kitchen/dining room, which includes hand-painted wall and base units, wooden worktops, a butler-style sink, and a central island. An Aga sits under an extractor hood, while pamment tile flooring extends into the dining and living area, where a wood-burning stove and French doors open to a side terrace.

The drawing room is a generous space with a feature fireplace, dual-aspect windows overlooking the gardens, and a door opening onto a veranda. Adjacent is the sitting room, which also has a fireplace, shuttered sash windows, and access to the veranda. On the other side of the kitchen, there is a pantry leading to a boot room with garden access and a door back to the reception hall, which connects to the annex.

The annex offers flexible accommodation with a ground-floor double bedroom, a bathroom with a roll-top bath, and a light-filled kitchen with vaulted ceilings. There is space for a range oven and fridge, and a dining area with French doors opening onto the driveway. Stairs lead to a mezzanine level, which can be used as a second bedroom. The annex also includes a garden room with views over the grounds, opening onto a decking area.

Upstairs, a spacious landing leads to the principal bedroom, which features a Juliet balcony, a dressing area, and an en-suite with a roll-top bath, double wash basins, a walk-in shower, and a separate WC. Bedroom six is currently used as a home office, while Bedroom five is a well-proportioned double with built-in storage. Bedroom three is another double, with a unique design that includes an en-suite shower cubicle and a separate WC concealed behind cupboard doors. Bedroom two is currently used as a playroom but could be a bedroom if needed. Bedroom four features a built-in wardrobe, a sash window with a front aspect, and a former feature fireplace. It also has direct access to the family bathroom, functioning as a Jack-and-Jill en-suite.









# Step Outside

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The property is set within approximately 1.2 acres of mature grounds, offering a tranquil and private setting. There are two well-positioned terrace areas and a rear decking area, perfect for outdoor relaxation. The grounds include expansive lawns surrounded by well-established trees, mature shrubs, and a pond that forms part of a three-tier pumped system, adding to the peaceful, natural ambiance. While the garden provides plenty of space and potential, some areas would benefit from attention and maintenance.

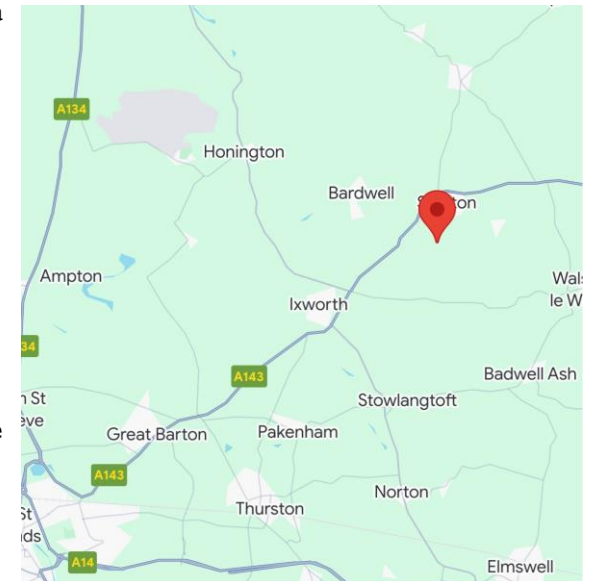
Approached through electric double gates, a long sweeping driveway leads up to the front of the property, providing ample parking. There is a spacious double garage with electricity, and above it, a versatile studio space with electric. Currently used as a gym, this area holds potential for conversion into a self-contained annex or additional living space.



## Location

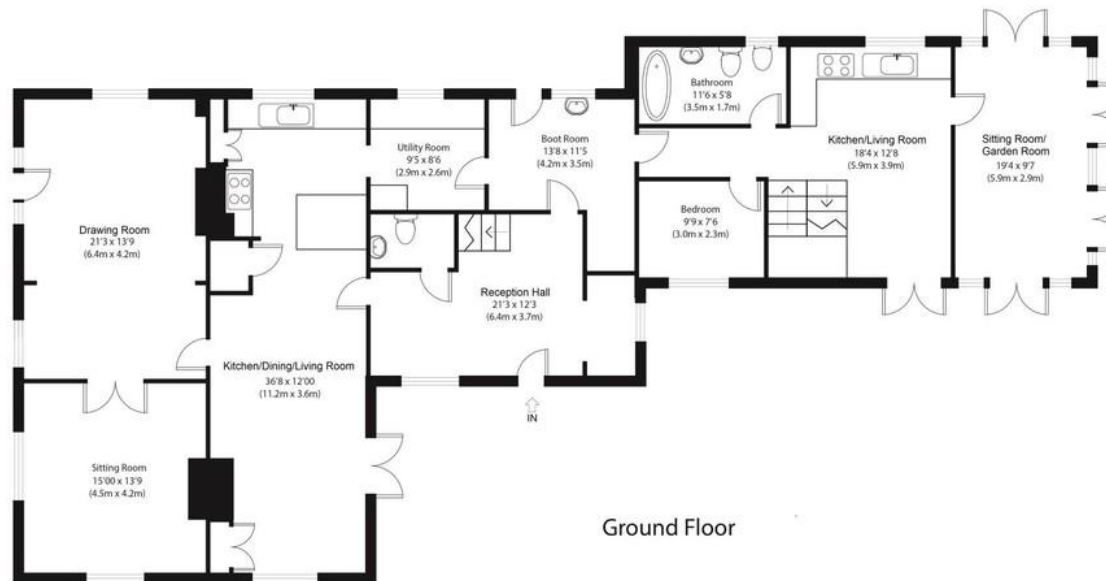
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The property is conveniently located just a two-minute drive from the village of Stanton, which lies nine miles northeast of Bury St Edmunds, just off the A143 to Diss. Stanton boasts a strong community spirit and offers a range of local amenities, including a primary school, nursery, church, pub, post office, newsagent, fish and chip shop, bakery, petrol station, and hair salon. It is also within walking distance of the renowned Wyken Vineyards, offering a wonderful opportunity to enjoy its beautiful surroundings wines.



Approximate Gross Internal Area  
Main House 3550 sq ft (330 sq m)  
Outbuildings 730 sq ft (68 sq m)  
Total 4280 sq ft (398 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do our best to ensure the floor plan is accurate and complete, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. Copyright © 2023 fineandcountry.com



## Services:

- Council Tax Band – F
- Annex Council Tax Band - A
- EPC – E
- Oil Fired Heating
- Mains Water
- Mains Electric
- Septic Tank
- Broadband?



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 © 2023 Fine & Country Ltd. Registered in England and Wales. Company Registered Address:- Chiltern House, 36 High Street, Brandon, IP27 0AQ.







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