



Willow Garth

George Lane | Stanton | Bury St. Edmunds | IP31 2UB

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George Lane

Tucked away down a quiet lane in the picturesque village of Stanton, this exceptional family home sits within a beautifully maintained plot of just under 2 acres. Offering a rare combination of space, privacy, and versatility, the property has been thoughtfully upgraded and carefully maintained, making it ideal for modern living and multi-generational needs.

Willow Garth expresses an amazing combination of period country character including beautiful mature trees, wooden cladding and decorative beams and fire places with modern technology and conveniences.





Step Inside

The house boasts a generous and flexible layout, with spacious reception rooms and well-proportioned bedrooms arranged over two floors. At the heart of the home is an expansive kitchen and dining area—perfect for entertaining—enhanced by discreetly integrated air-conditioning set behind elegant oak panelling. This central hub of the home is a true showpiece: a large, open-plan kitchen featuring a stylish island ideal for casual dining or food preparation, flowing seamlessly into a light-filled dining area. Large French doors at the far end flood the space with natural light and open out onto the garden, creating a wonderful indoor-outdoor connection that's perfect for summer gatherings. Multiple reception rooms, including a cosy snug and a more formal living room, offer ample space for both relaxed family living and refined entertaining. The layout allows for excellent versatility, with the left wing of the ground floor presenting superb potential to be converted into a self-contained annex—ideal for multi-generational living.

Upstairs, the master suite is a true retreat, featuring a generously sized dressing area with bespoke storage solutions and large brick fireplace. In addition, there's a separate adjoining room currently used as a home office, offering peace and privacy for remote work or hobbies. Modern conveniences are seamlessly woven into the characterful fabric of the home. These include a pressurised storage water system providing 3 bar pressure to all bathrooms and the kitchen, a water softener, and a secondary return pump ensuring instant hot water at every tap. The property also benefits from a sophisticated heat recovery ventilation system, which ensures a constant supply of fresh air while maintaining energy efficiency; the system's controls are conveniently located on the landing for easy access. Altogether, this home combines thoughtful design, luxurious comfort, and practical modern features, while keeping period character such as wooden cladding and decorative beams, make Willow Garth a standout option for discerning buyers seeking space, flexibility, and style.





Step Outside

Set amidst beautifully mature gardens and approached via a private, gravelled driveway, this home offers a rare combination of seclusion, tranquillity, and future-ready practicality. The property features four versatile outbuildings, including a spacious garage with approved planning permission for conversion into a self-contained annex.

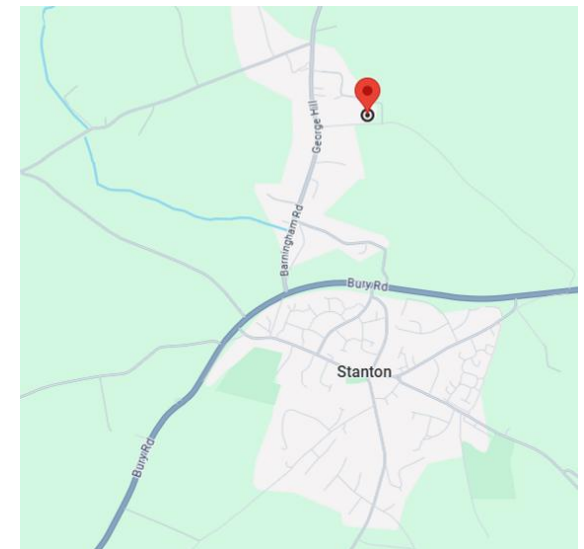
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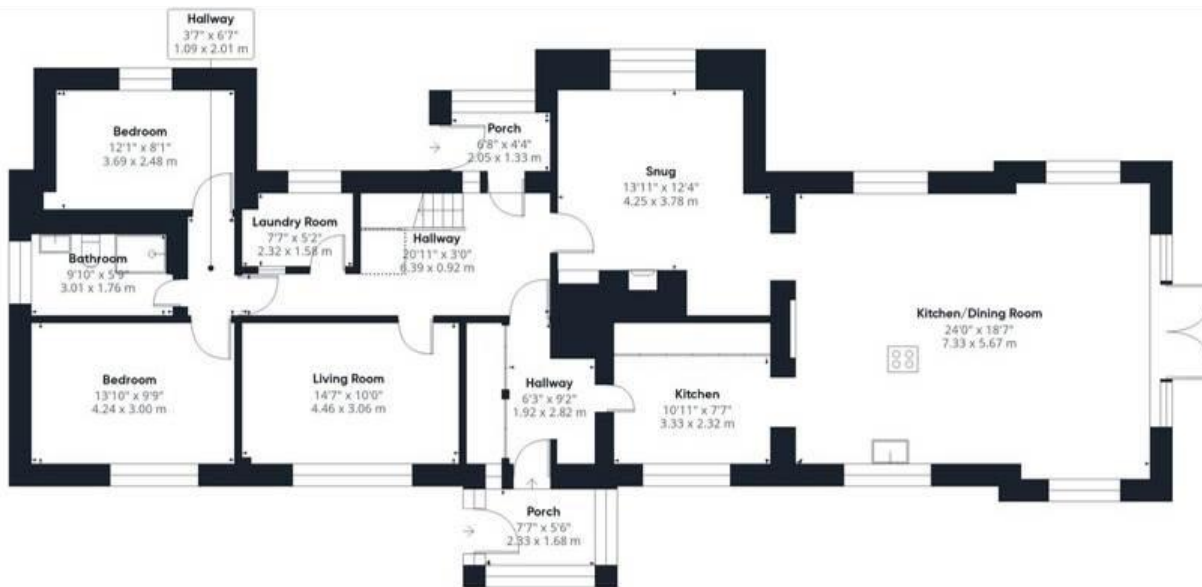
The expansive grounds are primarily laid to lawn, interspersed with mature trees, and thoughtfully enhanced by a polytunnel and vegetable patches, perfect for those with a passion for gardening or sustainable living. Ample private parking is available to both the front and rear of the property, discreetly separated by an attractive brick wall that adds both privacy and security.



Location

Situated in the village of Stanton, Willow Garth has great transport links along the A143 between Bury St Edmunds and 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, petrol station, and hair salon. Nearby road and rail links include the A14, A11 and trains from Stowmarket all provide easy access to Cambridge and London.





Ground Floor Building 1



Floor 1 Building 1

Approximate total area

3413 sqft
316.9 sqm

While every attempt has been made to ensure accuracy, all measurements are approximate and not to scale. This floor plan is for illustrative purposes only.

Calculations are based upon RICS IPMS 3C standard.



Ground Floor Building 2



First Floor Building 2

Services

- Mains Water
- Mains Electric
- Mains Drainage
- Oil Central Heating
- EPC - C
- Council Tax Band – F
- Freehold



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. In 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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