



**Butlers Hall,  
Whepstead, Bury St. Edmunds, Suffolk.**

**DAVID  
BURR**



# BUTLERS HALL, BRANDS LANE, WHEPSTEAD, SUFFOLK. IP29 4TQ

Whepstead is an attractive, widespread rural village with the Norman parish church of St Petronilla and village pub. The cathedral town of Bury St. Edmunds lies about 5 miles north and provides a very comprehensive range of services and amenities. The A14 trunk road is about 4 miles and this provides fast access to Cambridge, Ipswich, Stansted Airport and London via the M11. Just 15 miles away is the town of Newmarket, world famous as the headquarters of British horseracing. The town is Britain's largest racehorse training centre and some of the finest racing in the world is seen on Newmarket's two racecourses.

This substantial detached house enjoys far reaching field views and occupies a lovely position with extensive paddocks abutting farmland. The property and outbuildings require significant investment/improvement, nonetheless it is a rare opportunity to acquire a large detached house with equestrian facilities and field views just a short drive from the Cathedral town of Bury St. Edmunds.

## A detached house with equestrian facilities and far-reaching field views.

**ENTRANCE VESTIBULE:** Tiled floor and double doors to:-

**RECEPTION HALL:** 19'10" x 12'4" (6.04m x 3.76m). A spacious inviting area with oakwood floor running throughout and a staircase off.

**DRAWING ROOM:** 35'2" into bay x 19'1" (10.71m x 5.81m). Enjoying lovely views over the grounds with 2 sets of double doors opening on to terracing. There is a large bay window with decorative cornicing, picture rail, deep skirting and impressive fireplace with ornate marble surround, mantle and hearth.

**DINING ROOM:** 20'3" x 20' (6.17m x 6.09m). A spacious elegant room with high ceiling, decorative cornicing, picture rail and 2 sets of double doors opening on to terracing and the garden beyond.

**SITTING ROOM:** 14'4" x 14'2" (4.36m x 4.31m). A versatile space that could be a bedroom, hobby room, etc with pine panelled walls and ceiling.

**STUDY:** 13'2" x 9'1" (4.01m x 2.76m). With decorative cornicing and picture rail.

**KITCHEN/BREAKFAST ROOM:** 33'5" x 13'1" (10.18m x 3.98m).

An exceptional space at the heart of the house with an attractive tiled floor running throughout and views over the front and rear gardens. The kitchen area has an extensive range of matching modern units and worktops with integrated single drainer sink unit, vegetable drainer and mixer tap over. Space for an American style fridge/freezer and plumbing for a dishwasher. Central island with matching worktop. Electric double oven with four ring hob and extractor fan over. Shelved pantry cupboard.

**UTILITY ROOM:** 13'2" x 8'10" (4.01m x 2.69m). With a tiled floor, fitted units, oak wood worktop and inset Butler sink with mixer tap over. Plumbing for washing machine, space for tumble dryer and space for full height fridge/freezer. Door to garden and further door to:-

**BOOT ROOM:** 11'8" x 8'10" maximum (3.55m x 2.69m). A useful area with a tiled floor, door to garage and further door to:-

**SHOWER ROOM:** Fully tiled shower cubicle, WC and wash hand basin.

**CLOAKROOM:** Fitted WC with wash hand basin and storage below.

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## First floor

**LANDING:** A spacious area with access to loft storage space. Picture rail, shelved linen cupboard and doors to:-

**BEDROOM 1: 20'3" x 20'** (6.17m x 6.09m). With a lovely view over the garden and the countryside beyond. There are 2 sets of double doors.

**EN SUITE: 13' x 9'** (3.96m x 2.74m). A particularly spacious room with a large bath complete with contemporary fittings and shower attachment. Large fully tiled shower cubicle, heated towel rail, WC and wash hand basin with storage below. Shelved linen cupboard.

**BEDROOM 2: 19'3" x 15'4"** (5.86m x 4.67m). With a set of double doors and Juliet balcony providing views over the garden and paddocks beyond. Shelved storage cupboard and vanity unit with inset sink and storage below.

**BEDROOM 3: 13'1" x 12'7"** (3.98m x 3.83m). Enjoying field views. Built in double wardrobe. Vanity unit with inset sink and storage below.

**BEDROOM 4: 16'10" x 10'1"** (5.13m x 3.07m). With a Juliet balcony providing views over the garden and paddocks beyond.

**BEDROOM 5: 13'4" x 8'8"** (4.06m x 2.64m).

**BEDROOM 6: 11'4" x 11'** (3.45m x 3.35m). With a particularly large bay window provides a lovely view over the front pond with farmland beyond. Built in double wardrobe and useful shelved storage cupboard.

**FAMILY BATHROOM:** A spacious room with deep double ended spa bath complete with contemporary fittings and shower attachment. Large fully tiled shower cubicle, heated towel rail, WC and wash hand basin with storage below.

## Outside

A brick pillared entrance opens to a long tarmac driveway which provides extensive **PARKING** for several vehicles and in turn provides vehicular access to both the equestrian facilities/paddock/yard and:-

**DOUBLE GARAGE: 24'9" x 24'5" narrowing to 14'10"** (7.54m x 7.44m > 4.52m). With electric up and over door, light and power connected and personnel door to the house.

The formal gardens are one of the property's most attractive features with the front garden enjoying a large central pond with expanses of lawn and a well. There is a large side and rear garden abutting the paddock clearly defined by post and rail fencing. The main bulk of the land is designed for equestrian purposes with a number of post and rail fenced paddocks and a large:-

**MANEGE: Approx 44m x 38m.** Complete with floodlighting and horse walker requiring recommissioning.

A range of useful outbuildings including:

**FORMER POULTRY SHED:** With an asbestos roof and timber construction that requires significant repair/replacement and measures approximately 160' x 39' ( 48.76m x 11.88m). Currently divided into different areas to include storage room, workshop, extensive loose boxes, field shelter and various other hay/storage areas.

The paddocks abut farmland and in turn provide far reaching views.

**In all about 7.6 acres.**

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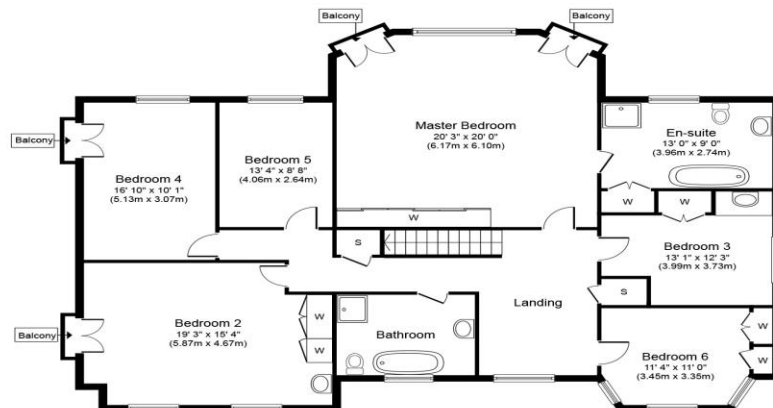
**SERVICES:** Main electricity and water are connected. Private drainage. Oil fired heating. **NOTE:** None of these services have been tested by the agent.

**LOCAL AUTHORITY:** St. Edmundsbury Borough Council: 01284 763233. Council tax band: G - £2532 - 2023

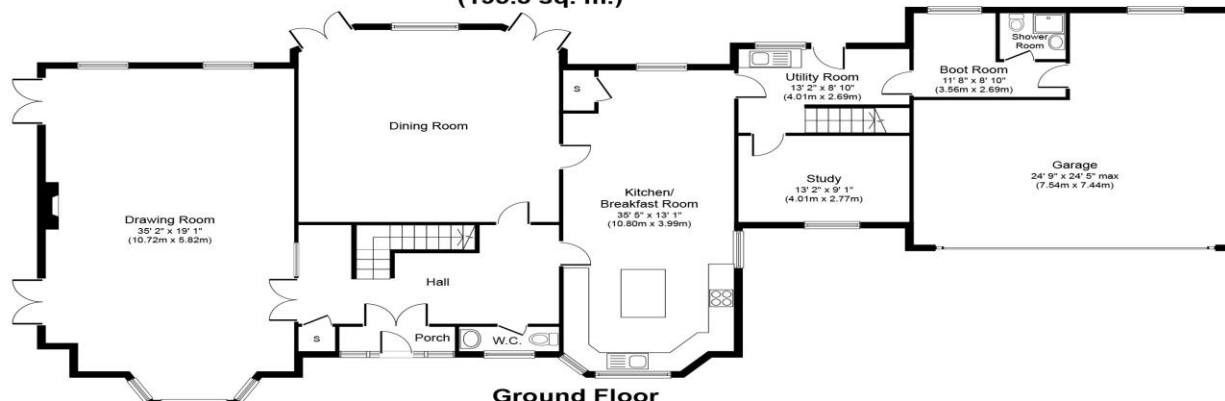
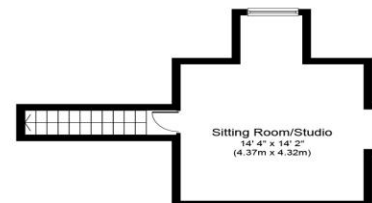
**EPC RATING:** D – report available upon request.

**VIEWING:** Strictly by prior appointment only through DAVID BURR Bury St Edmunds 01284 725525.

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**First Floor**  
Approximate Floor Area  
2,103 sq. ft.  
(195.3 sq. m.)



**Ground Floor**  
Approximate Floor Area  
2,783 sq. ft.  
(258.5 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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