



**West End House,  
Fornham All Saints, Suffolk.**

**DAVID  
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# WEST END HOUSE, FORNHAM ALL SAINTS, SUFFOLK. IP28 6LE

Fornham All Saints is a charming village served by a Parish Church, Public House, Village shop with café specialising in fine organic produce and two popular golf courses. Further amenities including schools, shops and restaurants are found in the historic town of Bury St Edmunds approximately 2.5 miles south east. National rail links are available from Bury St Edmunds or Stowmarket and the A14 provides fast access to the Midlands, Cambridge (approximately 27 miles) and London via the M11.

This exceptionally well-presented detached house offers extensive versatile living space that would suit a range of different lifestyles and has the potential to include a self-contained annexe. The accommodation is further complemented by extensive parking, a carport and generous established gardens. **In all about 0.3 acres.**

## **An exceptionally well-presented detached period house offering versatile accommodation, annexe potential, car port, parking and gardens.**

Handmade solid wood arched door to:-

**ENTRANCE VESTIBULE:** With sash window, high ceiling and light oak door to:-

**SITTING/DINING ROOM:** An exceptional space with a large bay window including a central sash, further sash window and a light oak style Karndean floor running throughout. Picture rail. This area is cleverly linked to:-

**DRAWING ROOM:** Finished with a central fireplace that includes a large multi-fuel stove on a slate hearth with a limestone surround. Bevelled glass double doors open to:-

**GARDEN ROOM:** A light addition wrapping round the side and rear of the house to provide versatile space and enjoying views over the garden with double doors opening onto terracing.

**OFFICE:** A versatile space that could be a play room, snug, etc. A well placed self-contained office for those working from home given the external door that links to the driveway.

**KITCHEN/BREAKFAST ROOM:** A cleverly designed area enjoying a feeling of space given the open plan aspect to the sitting/dining room and finished with an extensive range of handmade solid wood units including glass display cabinets, shelving and finished with a thick Quartz worktop incorporating sink, vegetable drainer and Quooker tap over. Integrated Bosch oven, hob and fitted extractor hood over. Well placed recess ideal for an American style fridge/freezer. Breakfast bar. Opening to:-

**KITCHENETTE:** Ideal to serve annexe accommodation if required but providing a natural link to the kitchen. With fitted handmade units, integrated dishwasher, space for a combination microwave/oven, butler sink and door to rear garden.

**WASH HOUSE/UTILITY:** A separate useful building immediately behind the house with plumbing for washing machine, space for tumble dryer and fitted worktop.

**CELLAR:** Currently utilised as a natural addition to the kitchen with space for additional appliances, pots, pans etc. but also offering useful storage or potential to be a games room, study, etc.

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**CLOAKROOM:** Fitted with attractive wall tiles, WC and wash hand basin.

**BEDROOM/FAMILY ROOM:** An ideal bedroom/sitting room for an annexe with double doors opening onto terracing and with its own entrance hall. Door to the kitchenette and door to:-

**ENSUITE:** Finished with a large double shower cubicle, heated towel rail, WC and wash hand basin.

## First Floor

**LANDING:** Enjoying views over the garden and field beyond.

**DRESSING ROOM:** Extensive fitted shelving, hanging rails, etc. Linen cupboard.

**BEDROOM:** A spacious room with double doors opening to **Balcony:** 16' x 4'. Overlooking the rear garden. **Walk-in wardrobe:** With fitted hanging rails and shelving.

**ENSUITE:** Large fully tiled shower cubicle, heated towel rail, WC and wash hand basin.

**BEDROOM:** With a large sash window providing views over the rear garden and the fields beyond. Door to:-

**ENSUITE:** A spacious room with a large sash window, double shower cubicle, heated towel rail, WC and wash hand basin.

**BEDROOM:** A light room with a large bay including a central sash that in turn overlooks over the front garden. Door to:-

**ENSUITE:** Fitted WC and wash hand basin.

**BEDROOM 5:** Sash window and door opening to a: **ROOF TERRACE.**

**FAMILY BATHROOM:** Finished with attractive tiling, heated towel rail, WC, wash hand basin and bath with separate shower over and side screen.

## Outside

A brick and flint wall defines the front boundary and gives way to a large tarmac drive that provides extensive **OFF-ROAD PARKING** for several vehicles complemented by a rose and lavender bordered central expanse of lawn. External lighting.

The rear garden is one of the property's most attractive features, generous in size with extensive terracing designed with entertaining/dining Alfresco in mind, giving way to a large expanse of lawn bordered by established beds filled with colour and variety and complemented further by impressive established trees. Useful **WORKSHOP, SUMMER HOUSE** and **POTTING SHED.** External water, lighting and power are connected.

**In all about 0.3 acres.**

## AGENTS NOTES

The beech trees are subject to a Tree Preservation Order.

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

**LOCAL AUTHORITY:** West Suffolk Council: 01284 763233. Council Tax Band: F - £3,079.70 – 2024/2025.

**EPC RATING:** Awaiting report.

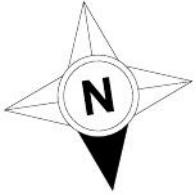
**BROADBAND SPEED:** Up to 1000 Mbps (source Ofcom).

**MOBILE COVERAGE:** EE, Three, 02 and Vodafone (source Ofcom). **NOTE:** David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

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

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

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Approximate Area = 2963 sq ft / 275.2 sq m

Outbuildings = 367 sq ft / 34 sq m

Total = 3330 sq ft / 309.2 sq m

For identification only - Not to scale

