



**Folly Farm,  
Wepstead, Suffolk.**

**DAVID  
BURR**







# FOLLY FARM, FOLLY LANE, WHEPSTEAD, SUFFOLK. IP29 4TJ

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 approximately 4 miles away and this provides fast access to Cambridge, Ipswich, Stansted and London via the M11.

A delightful timber framed and rendered cottage set under a pitched pantile roof in an exceptional rural village location bounded by open countryside with no immediate neighbours. The property has been subject to a steady programme of restorative works during the current owner's tenure and is offered to the open market for the first time in nearly 100 years having been part of the same family for such a period. The property enjoys an enviable setting in **approximately 4 acres** comprising a myriad of paddocks, parkland, mature woodland, and formal lawns. The property is accessed via a sweeping gravel driveway bisecting the front elevation of the property before leading to two distinct driveways with a variety of outbuildings including a substantial former nissen hut currently being used as a detached workshop.

## An exceptional Grade II Listed detached cottage with a self-contained annexe set within 4 acres and bounded by open countryside.

**ENTRANCE HALL:** With access to sitting room and kitchen. Door to;

**SITTING ROOM:** A characterful room with exposed ceiling and wall timbers, Inglenook fireplace with log burner and oak bressummer over. Dual aspect windows to front and side with a distinct area that could lend itself to an open plan **STUDY**. Access to first floor.

Double doors leading to;

**DINING ROOM:** With dual aspect windows to each side, the dining room is a versatile space linking the main house with the annexe accommodation.

**KITCHEN:** A cosy farm house kitchen with several integrated appliances, sink inset with drainer, five-ring gas hob, cooker which feeds into the central chimney sack and dual aspect windows to front and rear.

**UTILITY ROOM:** With space for additional white goods, housing the oil-fired boiler. Sink and drainer with mixer tap over and door leading to rear courtyard. Door to;

**SHOWER ROOM:** With white suite comprising shower, W.C and wash basin.

### ANNEXE

**INNER HALL:** Accessible independently or integrally from the main property, the inner hall has two personnel doors leading to either side of the property currently being used as additional work surface space and leading to the annexe accommodation with door to;

**SITTING ROOM:** A versatile and light reception room of grand proportion located to the end of the annexe corridor with dual aspect windows to rear and side and French style double doors leading to the central courtyard.

**KITCHEN:** Fitted with a range of matching wall and base units, integrated appliances include the boiler for the annexe, a four-ring gas hob, fridge/freezer and stainless-steel sink with drainer and mixer tap over and window to rear aspect.

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**BEDROOM:** A double bedroom with integrated storage and window to side aspect.

**SHOWER ROOM:** White suite comprising W.C, Handwash basin and shower with window to side.

## First Floor

**PRINCIPAL BEDROOM:** A beautiful vaulted double bedroom with exposed ceiling timbers and walk-in **DRESSING ROOM**. Dual aspect windows to side and rear.

**BEDROOM:** Another double bedroom with window to front aspect overlooking the formal lawns.

**BATHROOM:** Recently re-fitted suite comprising panel bath with glass shower screen and shower attachment over, W.C and handwash basin with window to side aspect.

## Outside

The property benefits from an exceptional rural location and surrounded by approximately four acres of paddocks, parkland, mature woodland and formal lawns. Located to the rear of the plot is a substantial natural pond which is fed by the old Folly.

The property is accessed via a quiet lane guarded by a traditional five bar gate which in turn leads to the sweeping gravel driveway bisecting the formal front lawns and front elevation of the cottage. There are no immediate neighbours and views of the neighbouring farmland can be surveyed from the rear paddocks.

**In all about 4 acres.**

## AGENTS NOTE

- It should be noted that two oil fired boilers servicing the property; one is located in the main residence and the other in the Annexe.
- The property is Grade II Listed.

**SERVICES:** Borehole fed water. Main electricity connected. Private drainage (sewerage treatment plant). Oil fired heating. **NOTE:** None of these services have been tested by the agent.

**LOCAL AUTHORITY:** Babergh District Council, 8 Russell Road, Ipswich, Suffolk. IP1 2BX. Tel: 0300 1234000

**BROADBAND SPEED:** Up to 7 Mbps (source Ofcom).

**MOBILE COVERAGE:** EE, Three, 02 and Vodafone – outdoor, likely (source Ofcom).

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**WHAT3WORDS:** ///purist.weep.cabbages.

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

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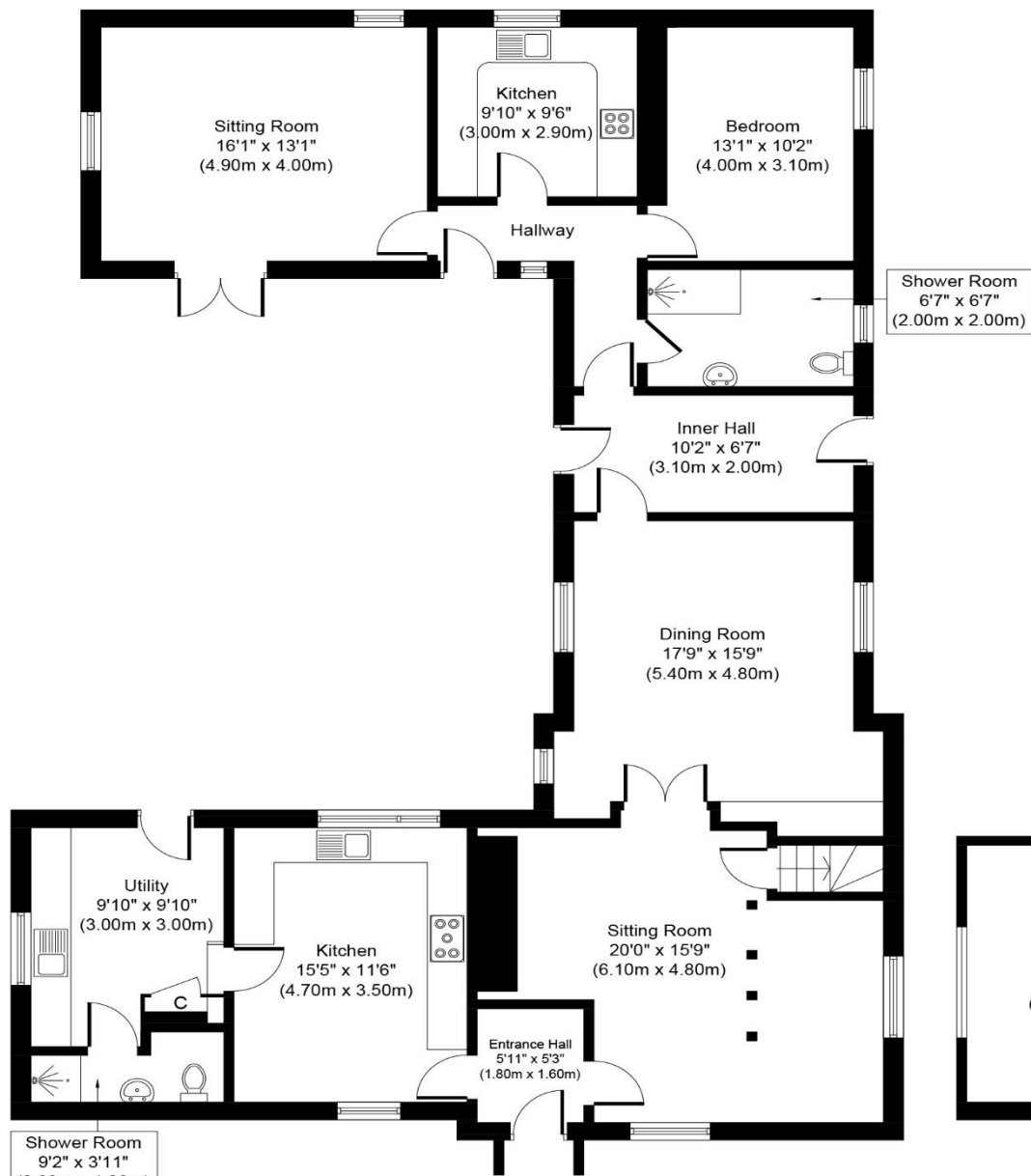
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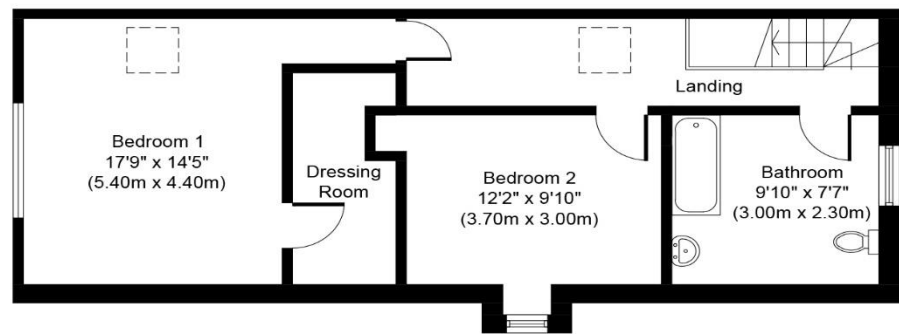




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**Ground Floor**  
**Approximate Floor Area**  
**1609 Sq. ft.**  
**(149.5 Sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**591 Sq. ft.**  
**(54.9 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.







