



Jackson & Co



Peggs Lane

Rattlesden Road, Drinkstone, Suffolk, IP30 9TW

Guide Price £750,000

A family home for over 50 years! - Dating back to the 16th century, this captivating four-bedroom former Farmhouse combines timeless character with well-proportioned, flexible living space.



Property Features

- Picturesque country lane setting in a private hamlet of character homes
- 16th-century property with charming period features throughout – In need of modernising
- Set across three spacious floors with versatile living accommodation
- Expansive gardens with countryside views
- Private moat to the rear and enjoying views of neighbouring pond
- Detached two-bedroom self-contained annex
- Off-road parking for approximately three vehicles, with scope to extend
- Easy access to close by villages and major towns
- Generous ground floor layout ideal for entertaining and family living
- Grade II listed Former Farmhouse set on circa 1 acre of land

FULL DESCRIPTION

Set across three floors, the home exudes warmth and charm, featuring exposed beams, inglenook fireplaces, and generous ground-floor accommodation that perfectly blends period elegance with modern comfort. The property also includes a fully self-contained two-bedroom annex, ideal for guests, multi-generational living, or potential rental income.

Nestled along Peggs Lane, off Rattlesden Road in Drinkstone, this property enjoys a picturesque countryside setting within a small, private hamlet. Despite its rural charm, the home remains conveniently positioned for access to neighbouring villages, such as Rattlesden which is a short walk across neighbouring fields, Rattlesden benefits from a local shop and two pubs. Close by major towns, such as Bury St Edmunds and Stowmarket, both offer a range of amenities, shops, restaurants and public facilities. There are excellent transport links for access to Cambridge and London

(A14 & nearby mainline stations(Stowmarket, Ipswich & Cambridge)). It's an idyllic retreat offering the best of both worlds – peaceful village living and easy modern connectivity.

The welcoming entrance hall leads to a shower room with hand basin and WC, the entrance then flows into an inviting sequence of living areas. The living room and drawing room with beautiful period detailing, with exposed timbers and feature fireplaces, providing warm and atmospheric spaces to relax. A formal dining room offers the perfect setting for family meals or entertaining, while the kitchen blends traditional style with practicality, featuring ample workspace and views across the rear garden.

The first floor is home to three well-proportioned bedrooms, each offering its own distinctive character and countryside outlook. The master bedroom leads to a well-appointed family bathroom, thoughtfully designed to complement the property's heritage while providing modern comfort.

A further staircase rises to the second floor, where another bedroom is found. This versatile space could serve equally well as a guest room, study, or creative retreat, benefitting from elevated views of the surrounding landscape.

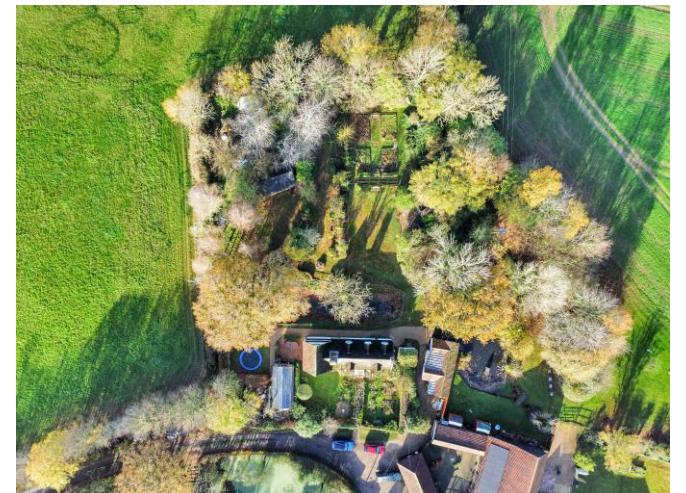
The property sits within beautifully established front and rear gardens that wrap around the home surrounded by beautiful mature trees, featuring a mix of lawned, shrubbed, and patio areas. To the rear, the gardens benefit from neighbouring fields with glorious views and a delightful moat which borders the rear of the property and views of a neighbouring pond which always benefits from beautiful wildlife. The two-bedroom self-contained annex overlooking the pond, providing a serene and private escape. Hidden among the greenery lies a charming garden room-an ideal retreat for reading, painting, or simply enjoying the peace and quiet of the countryside

Drinkstone and nearby villages benefit from the reputable Rattlesden (ofsted rated - Good) primary school, while secondary schooling is well-catered for in Bury St Edmunds, Thurston and Stowmarket areas, all easily accessible by car.

Tenure: Freehold
Council Tax Band: E - Mid Suffolk



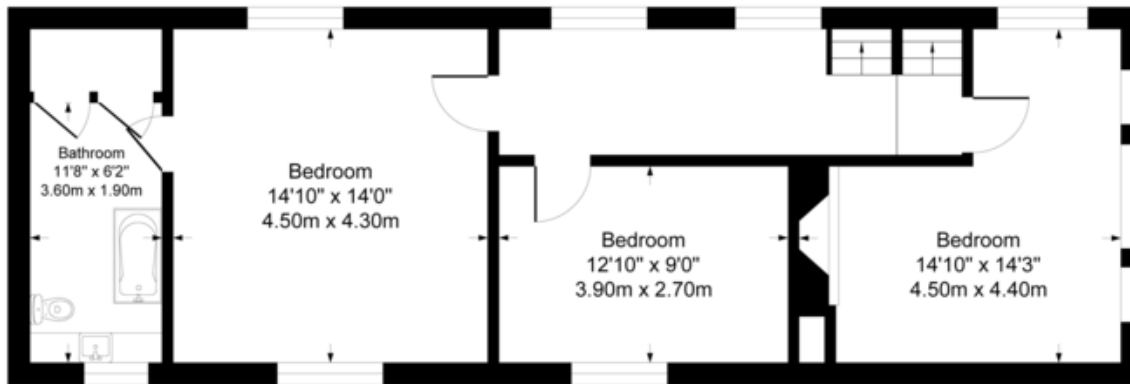




Approximate Gross Internal Area = 1501 sq ft - 139 sq m

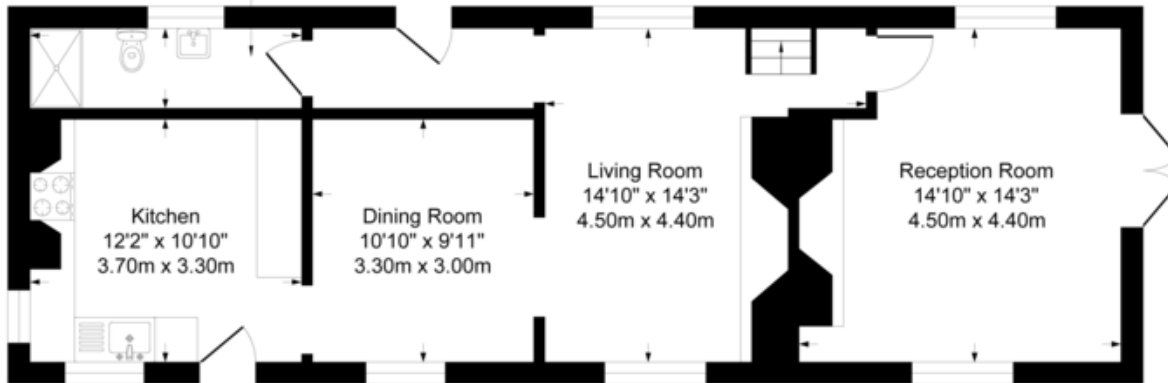
Annex Area = 441 sq ft - 41 sq m

Total Area = 1942 sq ft - 180 sq m

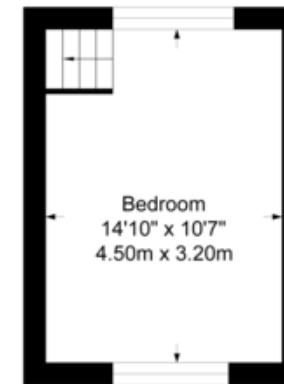


First Floor

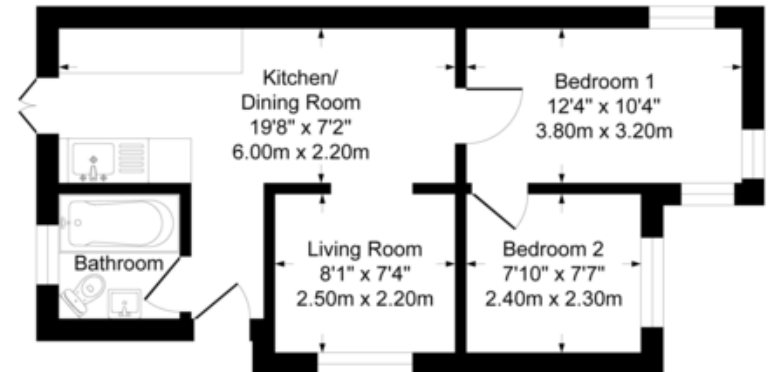
Shower Room
12'2" x 4'0"
3.70m x 1.20m



Ground Floor



Second Floor



Annex

Jackson & Co Bury St
Edmunds

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements