



Street Farm House, The Street, Chedburgh

Guide Price £575,000

LEE WILKINSON

POWERED BY  
**exp** <sup>®</sup> UK



## Street Farm House, The Street, Chedburgh

Lee Wilkinson Estate Agents are pleased to offer for sale this superb 5/6 bedroom property, located in a great spot, tucked away down a winding driveway, in the lovely village of Chedburgh. Street Farm House has been empty for a period of time and is in need of some updating and maintenance, but offers the chance for new owners to put their own stamp on this beautiful Grade 2 listed property. Sat on a plot of over 0.6 acres (sts), there is plenty of space for the gardening enthusiast, space which includes a large pond, mini orchard and former vegetable and fruit garden. There is a double garage and brick built storage shed, as well as large poly tunnel for growing. Inside the property are five reception rooms, four double bedrooms on the first floor along with two bathrooms, and two further rooms on the second floor. Chedburgh is located approx. 6 miles from Bury St Edmunds, with Clare, Newmarket and Sudbury slightly further.

LW0712







## Entrance Hall

A particularly grand hallway, with stairs to the first floor, and character features including decorative architrave and plaster work. Doors through to;

## Drawing Room

5.08m max x 4.73m max (16'8" x 15'6")

A light and airy room, with a beautiful outlook over the front garden, pond and fields beyond. The large window is fitted with traditional wooden shutters. Open fireplace with stone hearth, wooden surround and alcoves either side providing a substantial amount of shelving storage.

## Living Room

5.15m max x 4.75m max (16'10" x 15'7")

Another well proportioned bright room, benefitting from windows to the front, side and rear aspects. Open fireplace with tiled hearth and wooden surround. Part glazed door through to;









## Butler's Pantry

1.9m x 1.68m (6'2" x 5'6")

A little nook off the main living room, primarily designed so the Butler of the house could monitor both the family of the house and welcome visitors. Fitted with various cupboards and shelving, and could have potential use as a small home office area. Window to side aspect, and separate door through to hallway.

## Wine storage

2.3m max x 1.69m max (7'6" x 5'6")

Steps down from the hallway into a half height wine cellar. Built in brick wine holders, as well as a number of shelves for additional storage.

## Home Office

3.64m x 2.86m (11'11" x 9'4")

A more modern extension, with wood panelled walls, window to side aspect and door through to;



## Hobby Room

2.99m x 2.89m (9'9" x 9'5")

With window to side aspect. This room could have multiple uses for new owners, such as playroom or cinema room.

## Sitting Room

5.21m max x 5.17m max (17'1" x 16'11")

With window to side aspect. This room could have multiple uses for new owners, such as playroom or cinema room. A spacious room, with large Inglenook fireplace, with copper hood over a brick hearth, and traditional bread oven to one side. Exposed beams and built in wooden dresser. Tiled floor and large window to side aspect. Latch and brace door through to;

## Inner Lobby

1.91m x 1.15m (6'3" x 3'9")

Space for coat and shoe storage. External wooden door to the side of the property. Leading from the Sitting room through to;



## Kitchen

4.42m x 5.15m (14'6" x 16'10")

A typical traditional style farmhouse kitchen. Two large built in pantry cupboards. Inglenook fireplace, with cast iron bread oven and meat hanging area. AGA range cooker with extractor over, and additional four ring hob. Stainless steel sink and drainer inset with pull out shower style tap over. Large window to side aspect and space and plumbing for dishwasher. Latch and brace door through to;

## Utility/Boot Room

5.62m max x 2.77m max (18'5" x 9'1")

Built in full height cupboards providing plenty of storage space. Stainless steel sink and drainer, with space and plumbing for both washing machine and dryer. Tiled floor and two windows to side aspect. Wooden external door into;

## Lean To

1.3m x 5.86m (4'3" x 19'2")







### **Cloakroom**

1.15m x 1.38m (3'9" x 4'6")

W/C and pedestal hand basin built into vanity unit with storage under. Part tiled walls and tiled floor. Obscured window to rear aspect.

### **1st Floor - Landing**

A lovely open space, with galleried staircase, windows to both side aspects and stairs leading to the second floor. Doors through to;

### **Bedroom 1**

5.18m max x 4.07m max (16'11" x 13'4")

A particularly light, dual aspect room with windows to both the front and side aspects, the front in particular providing a very pleasant view over the gardens, pond and fields beyond. Two large built in wardrobes and traditional cast fireplace with tiled hearth.

### **Bedroom 2**

5.16m max x 4.08m max (16'11" x 13'4")

Built in wardrobe. Window to front aspect.

### **Bedroom 3**

4.87m x 3m (15'11" x 9'10")

Fitted with a range of built in wardrobes and window to front aspect.

### **Bedroom 4**

5.61m max x 3.96m max (18'4" x 12'11")

A lovely room with plenty of character. Brick fireplace, which is currently blocked up, and alcove built in wardrobe. Space beside the fireplace to build a walk in wardrobe/possible ensuite. Two windows to side aspect.

### **Bathroom**

2.78m max x 3.1m max (9'1" x 10'2")

Three piece coloured suite comprising panelled bath with mixer tap and shower attachment, pedestal handbasin and W/C. Window to side aspect.

### **Shower Room**

2.23m max x 1.33m max (7'3" x 4'4")

Three piece suite comprising W/C, shower enclosure and wash basin. Door through to;

### **2nd Floor - Loft Room 1**

4.65m max x 3.16m max (15'3" x 10'4")

Window to rear aspect. Could be utilised as a bedroom or simply for storage.



## 2nd Floor - Bedroom 5/Loft Room 2

4.39m max x 3.14m max (14'4" x 10'3")

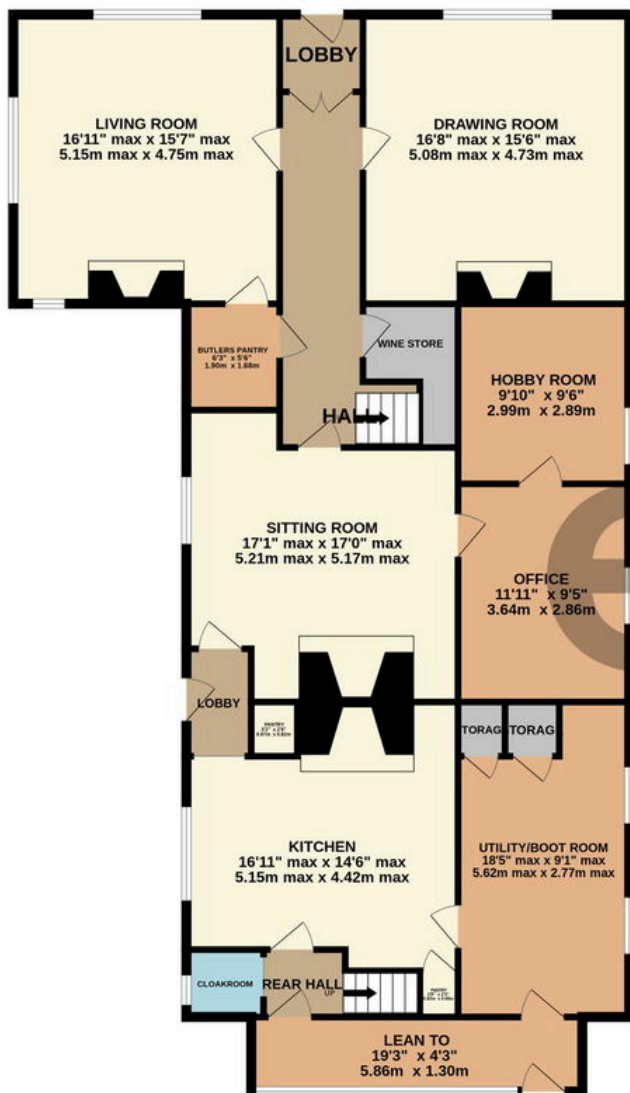
Wide wooden floorboards. Window to side aspect. Low level door through to storage loft space.

## Outside

The gardens are a particular highlight of this fantastic property, and mainly extend to the front and side aspects. The entrance is through a wooden five bar gate, onto a long and winding shingled driveway, edged with trees and shrubs and provides a great feeling of seclusion, and which in turn carries on to the side of the property and leads to the double garage. The front garden is mainly laid to lawn with mature shrubs and trees interspersed. There is a large wildlife pond, which provides a pleasant seating area to enjoy the lovely field views beyond the garden. To the side aspect is more garden, which has previously been utilised for flower and vegetable growing, with poly tunnel, brick built shed and mini orchard with a variety of fruit trees. Log store and modern external boiler. To the rear of the property is a tiered patio area, again providing a lovely seating area, behind a feature brick wall. Large wooden workshop/storage shed.







LEE WILKINSON

POWERED BY  
**exp** UK