



Farley Green, Wickhambrook

Offers Over £850,000

LEE WILKINSON

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Farley Green, Wickhambrook

Lee Wilkinson Estate Agents are very pleased to offer for sale, this superb 5/6 bedroom family home, in Farley Green, between the villages of Cowlinge and Wickhambrook. The property benefits from truly stunning surroundings of rolling Suffolk countryside to all aspects, and sits on a plot of over 1.1 acres (sts). Outside there is an impressive in/out driveway, vaulted garage with interconnecting workshop, as well as a double cart lodge and plenty of other off road parking. The nearest shop is approx. a mile away, with the nearest pub around 1.4 miles. There are a variety of stunning walks from your doorstep, for those who enjoy the outdoors or have a dog. The closest Towns are Clare, Haverhill, Newmarket and Bury St Edmunds, all offering great options for both retail and leisure facilities, with the City of Cambridge also within easy commutable distance.

Property Ref; LW0712





Entrance Hall

3.49m x 2.08m (11'5" x 6'9")

Wooden entrance door leading into entrance hall, with oak staircase leading to the first floor. Tiled floor and doors through, to both sitting room and kitchen.

Sitting Room

3.49m x 5.87m (11'5" x 19'3")

A lovely large, bright, yet cosy room with log burning stove inset, set on a brick hearth and with wooden mantle over. Wooden flooring. Three windows to the front aspect. Opening through to;

Dining/Family Room

3.37m x 8.14m (11'0" x 26'8")

Again, another well proportioned family space, with half currently utilised as dining space, with plenty of room for a large family dining table. The other half of the room is furnished with sofas, to create a comfy, relaxed family space. This area also benefits from double doors opening onto the rear garden decked patio area, making it a fabulous space for entertaining. Wooden flooring throughout. Two large windows to the rear aspect, with simply stunning views over the garden, and the rolling Suffolk countryside beyond.





Kitchen

3.55m x 3.63m (11'7" x 11'10")

Fitted with a range of bespoke wooden, wall, full height and base units, with solid wood work surface over, and 1½ bowl ceramic sink and drainer inset with mixer tap over. Oven with five ring gas hob and extractor over. Space and plumbing for dishwasher, and fitted with an integral fridge. Tiled floor and two windows to the front aspect. Latch and brace door through to;

Boiler Room

3.43m x 2.38m (11'3" x 7'9")

Tiled floor, window to side aspect, and door through to;

Cloakroom

W/C and corner cloakroom hand basin with tiled splashback. Tiled floor and obscured window to front aspect.



Utility Room

3.35m x 2.63m (10'11" x 8'7")

A great sized utility room, with an extensive range of wall, full height and base units, with complimentary worksurface over and stainless steel sink and drainer inset. Space and plumbing for washing machine and separate dryer. Space for freestanding fridge/freezer. Tiled floor and part tiled walls. Wooden stable style door through to;

Boot Room

3.34m x 2.41m (10'11" x 7'10")

A great space for coat and shoe storage, or could be used as a great home office should someone wish. Tiled floor with window to rear aspect, making the most of the wonderful views. Wooden part glazed stable door into the garden.



1st Floor Landing

A lovely bright space, with window over the galleried landing to the front aspect. Doors through to;

Bedroom 1

3.32m x 3.84m (10'10" x 12'7")

Lovely vaulted ceiling with exposed beams. Two windows to the rear aspect, plus four Velux style roof light windows. Door through to;

Ensuite

3.32m x 2.36m (10'10" x 7'8")

Three piece suite comprising corner shower enclosure with thermostatic shower within, W/C, and wash basin set into vanity unit with storage under. Electric shaver point. Windows to rear and side aspect.





Bedroom 2

3.5m x 4.05m (11'5" x 13'3")

Two windows to front aspect overlooking garden and fields beyond.

Bedroom 3

3.35m x 3.84m (10'11" x 12'7")

A beautifully bright room with simply stunning views from large windows to both rear and side aspects.

Bedroom 4

3.37m x 2.65m (11'0" x 8'8")

Vaulted ceiling with exposed ceiling beams. Window to rear aspect and two roof light windows.



Bedroom 5

2.52m x 3.67m (8'3" x 12'0")

Access to loft space and two windows to front aspect.

Bedroom 6/Study

2.5m x 1.78m (8'2" x 5'10")

Window to front aspect.

Bathroom

3.47m x 2.39m (11'4" x 7'10")

Four piece suite comprising, large trough style wash basin set on vanity unit with storage under, W/C, double ended bath with centre taps, and corner shower enclosure. Two heated towel radiators, part tiled walls and tiled floor. Windows to front and side aspect, as well as two roof light windows.



Outside

Double bay cart lodge

5.91m x 5.31m (19'4" x 17'5")

Power and light. Lean to log store which runs off the side of the cart lodge.

Garage

5.69m max x 7.52m max (18'8" x 24'8")

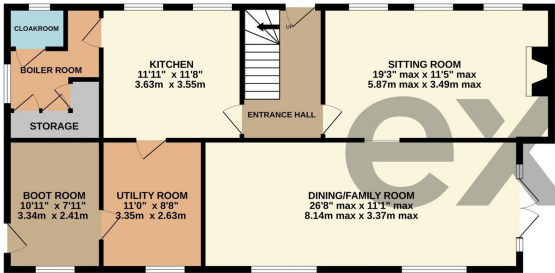
Vaulted ceiling, which could lend itself to a small mezzanine floor. Double wooden doors for vehicular access, plus personal door into the workshop side of the garage. Window to the front aspect as well as four roof light windows. The garage also benefits from a small underground wine cellar.

Garden

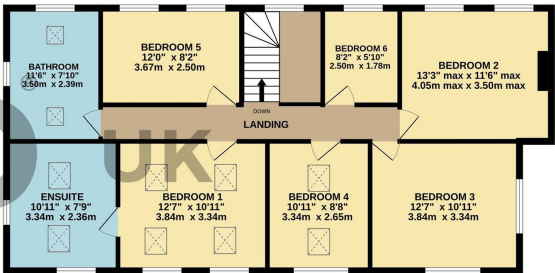
The plot measures just over 1.1 acres (sts), and has potential for a small paddock should one be required. The garden envelopes the property, and benefits from both mature and juvenile trees, including some fruit. Large wooden storage shed. Five bar wooden gates lead into a sweeping in/out driveway, with wooden sleeper edging, leading to the garage, cart lodge and additional shingled parking area. There is a wooden decked patio leading from the family room and providing a great entertaining space. Raised wooden flower beds. The garden is enclosed by post and wire fencing.



GROUND FLOOR
984 sq.ft. (91.4 sq.m.) approx.



1ST FLOOR
988 sq.ft. (91.8 sq.m.) approx.





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