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Whist every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Church Road, Chevington IP29 5QH

Offers Over £795,000

Elegant Grade II listed former farmhouse enjoying an enviable setting close to the village church and Ickworth Park. All in just over 3/4 of an acre.

With origins dating back to the 17th century and dramatically enhanced in the 18th century including the addition of an elegant two storey Georgian front wing, Malting Farm House is a fascinating house formerly owned by the Ickworth estate and now by the present family for almost 50 years.

The house enjoys probably the best location within Chevington along a quiet no through lane near the church affording stunning views and only a stones throw from the rear entrance into the magnificent Ickworth Park. Listed Grade II as being of architectural and historical interest, and in need of an element of updating, the accommodation currently in brief comprises of a traditional panel entrance door opening to an entrance hall with exposed timbers, wide straight staircase and panelled door leading through to the dual aspect sitting room with fireplace, exposed beams and French windows to rear. The heavily timbered dining room is an ideal reception room for entertaining and has doors to the cellar and to the dual aspect kitchen breakfast room, with fireplace and stove, exposed timbers and range of fitted cupboards, sink and space for oven. To the side of the chimney breast is the oil fired boiler and door to a side porch and to the rear a boot room and cloakroom.

Stairs lead from the entrance hall to the first floor landing with windows overlooking the rear gardens, doors to airing cupboard and to original oak staircase to second floor attic rooms. The principal bedroom retains an original fireplace with cupboards to side and window to front affording wonderful views across paddocks towards

Ickworth Park. The three remaining bedrooms are all of a generous size and one of which includes a fitted wardrobe and en-suite shower. On the second floor are three attic rooms.

### Outside

The house is approached through two pairs of 18th century wrought iron carriage entrance gates on wrought iron piers with scroll decoration complemented by spear-head railings along the frontage and leading to a particularly elegant Carriage driveway. A second driveway adjacent to an original curved white brick wall, continues to the side and rear of the house providing plenty of vehicle parking, turning space passing a brick and flint outbuilding/workshop with adjoining small carport and access to the detached double garaging with store room above. To the rear of the garaging are two stables, tack room, yard and greenhouse. The gardens are an outstanding feature of the house being stocked with an abundance of flowering plants, shrubs, well stocked flower beds and numerous mature trees, providing the occupants with an excellent degree of privacy and seclusion. At the rear portion of the garden is an area previously used as a tennis court and a terrace creating an ideal area for outdoor entertaining has an original working well. All in about 0.8 of an acre.

### Location

Malting Farm House occupies an enviable setting overlooking open countryside along a small quiet no through lane leading to the village church and to the magnificent Ickworth Park. Chevington is a sought after village situated about 5 miles to the south west of the historic market town of Bury St Edmunds and its excellent range of schooling, shopping, recreational and cultural facilities on offer.

### Directions

When entering Chevington from the direction of Bury St Edmunds and Horringer along the A143, proceed into the village and turn right

- Elegant former farmhouse in exceptional setting
- In need of an element of cosmetic updating
- Two principal reception rooms
- Kitchen breakfast room
- Boot room, cloakroom, cellar
- Four bedrooms, family bathroom, en-suite shower
- Three attic rooms
- Carriage driveway with original wrought iron gates and railings
- Double garaging with store room above, two stables, tack room, outbuildings
- Well tended gardens in all about 0.8 of an acre

onto Mill Road. At the sharp left hand bend, take the next right onto Church Road, Follow the road where the driveway leading to Malting Farm House is towards the end of the road on the left.

### Services and agents note

Mains electricity and water are connected. Oil fired radiator central heating. Council tax band G.

Agents note. It is understood that the windows have been altered by the current owners without the necessary Listed Building Consent. We would advise that all interested parties must make their own legal enquiries as to how this may effect them if interested in the house.

