



Moat Farm, Wickhambrook Road, Hargrave

Sheridans



Moat Farm, Wickhambrook Road, Hargrave, IP29 5HY

Exceptional Victorian house in delightful setting with excellent range of outbuildings and superb building plot with detailed planning granted for a superb 2300 sqft dwelling. All in just over 1.3 acres.

Restored and significantly extended to a particularly high standard about 10 years ago, this outstanding family home, provides beautifully proportioned accommodation, finished to a high specification, boasting large rooms possessing a bright and airy atmosphere. The house displays numerous attractive features throughout including fine fireplaces with wood burning stoves, sash windows, Limestone floor, a stunning Aga "farmhouse style" kitchen with part vaulted ceilings displaying exposed oak timbers and full height glass gable end overlooking gardens and countryside beyond.

The house enjoys a delightful setting affording incredible countryside views and offers a substantial range of former commercial outbuildings and includes detail planning granted in May 2025 (planning ref DC/24/0406/FUL) for an outstanding detached family home of some 2300 sqft. For further details please visit planning portal.

The accommodation of the main house currently in brief comprises a traditional style entrance door opening to the large reception hall with fine staircase to first floor, cloaks cupboard, cloakroom and open to the spacious sitting room with fireplace, dual aspect sash windows and part vaulted with stunning oak and glass rear gable. The reception hall flows beautifully through to the breakfast room and kitchen with a bespoke range of units with central island, Aga and integrated appliances beneath Quartz worktops. The drawing room is a comfortable reception for relaxing with a fine stone fireplace with woodburner and door through to the separate dining room creating an ideal room for entertaining with fireplace and sash window to front. The study and separate utility room completes the ground floor accommodation.

On the first floor is a landing leading to the four comfortable bedrooms all of which are complemented by a stylish en-suite. The principal bedroom is a splendid dual aspect room with wall to wall fitted wardrobes and spacious en-suite bathroom with free standing bath and separate shower enclosure, completing the first floor accommodation.

Garden & Grounds

The house is approached along a driveway providing parking and turning space for several vehicles and access to the range of outbuildings/barn and proposed new dwelling. The gardens are mostly laid to lawn and back onto open countryside, at the bottom of the garden there is a small orchard with pear, apple and plum trees. To the rear of the house is a large stone terrace, creating an ideal area for outdoor entertaining and al-fresco dining, whilst enjoying the sunsets and far reaching views. All in just over 1.3 acres.

Setting

The house occupies a delightful setting on the edge of the village affording stunning countryside views to the rear. Hargrave is a sought-after village comprising mostly of period properties and farmhouses with an attractive street scene with community activities tending to centre around the Village Hall. The village is situated approximately 7 miles south west of the popular, historic town of Bury St Edmunds, with the neighbouring village of Barrow providing an excellent range of local amenities including primary school, sporting activities and doctors surgery. The property is well situated for convenient access to the A14 dual carriageway linking Bury St Edmunds, Newmarket, Cambridge and London via the M11 Motorway.

Services

Mains electricity, water and drainage. Oil fired radiator central heating. Underfloor electric heating in 3 of the bathrooms.

Council - West Suffolk - Tax Band E

Broadband speed: Up to 80 mbps available (Source Ofcom)

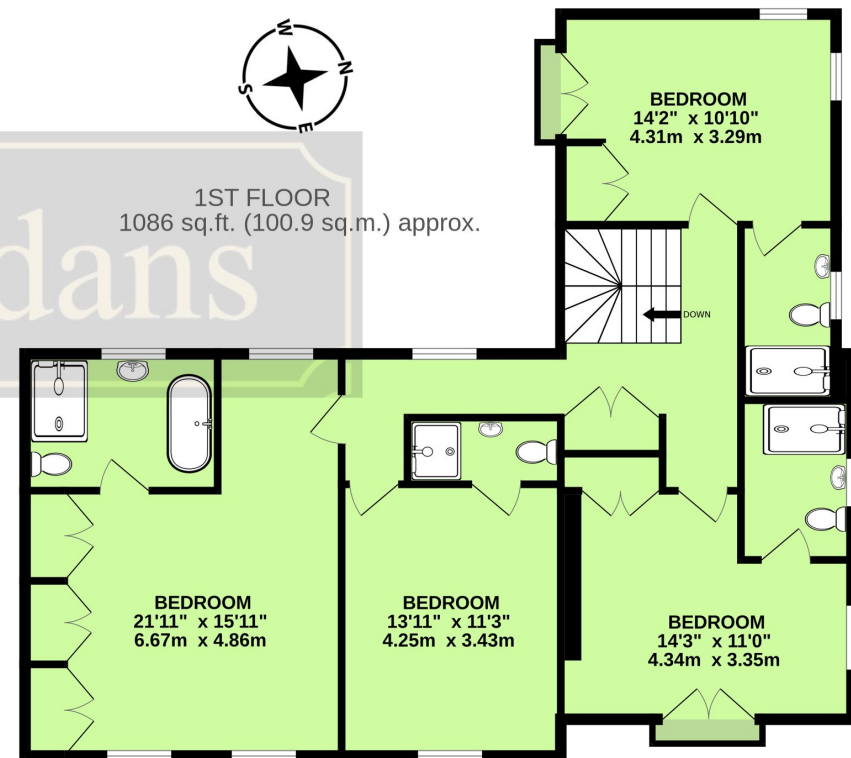
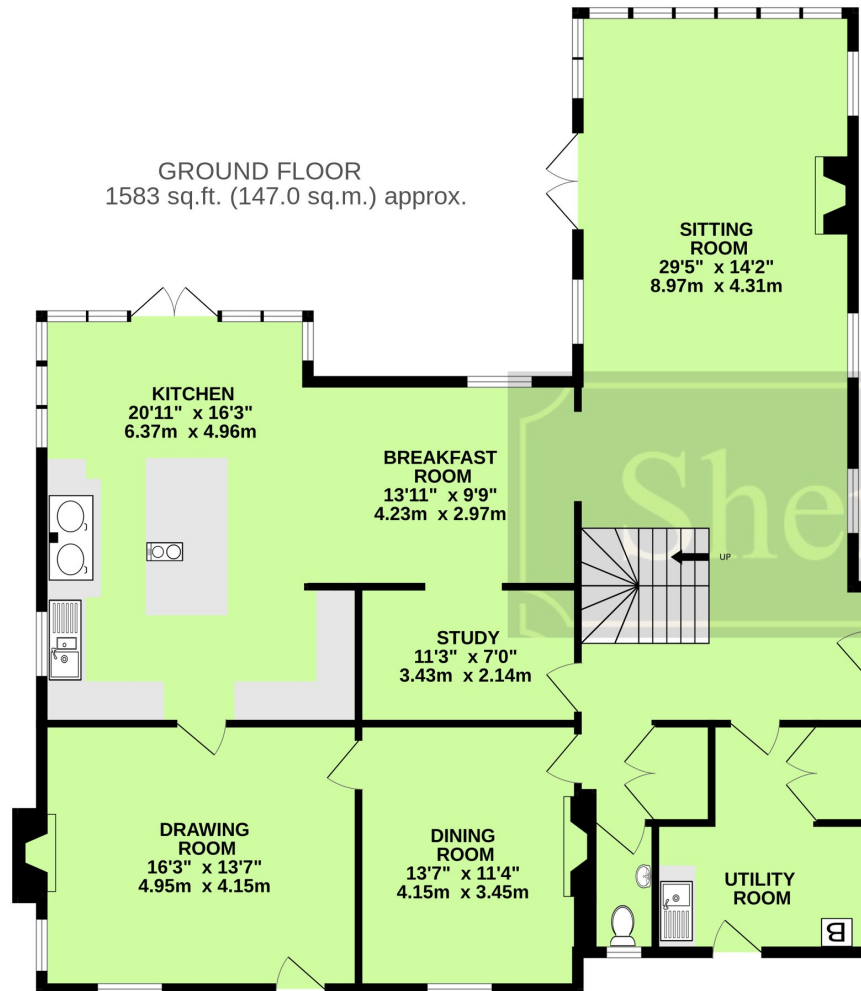
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Flood Risk: Very Low Risk

Agents note - There are 17 solar panels on the shed that currently generates a small income of circa £2,000 per annum from the feed in tariff.



TOTAL FLOOR AREA : 2668 sq.ft. (247.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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