



ASPEN HALL

THE STREET, HEPWORTH, IP22 2PX



A charming Grade II Listed farmhouse with outbuildings set in a superb parcel of land approximately 10 acres (STMS)

Aspen Hall has been the much loved home of the current vendors for the last 26 years and comprises a delightful period farmhouse with an abundance of character throughout and a wealth of period features including exposed timbers and feature fireplaces. The accommodation is charming, spacious and versatile and include two impressive double aspect reception rooms to the front. The rear opens to a courtyard area bordered to one side by useful store rooms. The courtyard is a lovely area for alfresco dining. Beyond is a range of outbuildings which have been partly converted and one area currently forms a games and leisure room. It is considered that these building could easily be adapted to suit a variety of needs subject to the necessary permissions.

Aspen Hall sits well back from the road and has a lawn to the front with a range of mature trees. There is a charming period brick wall to the front of the house behind which is a delightful well-stocked border.

The lawn then continues to the side and rear of the house with mature hedging. Beyond the garden is a stable block and former Nissan hut, which is accessed from a secondary drive and the remainder of the land is divided in to a superb parcel of paddocks with a ménage measuring 40m x 20m benefitting from floodlights, making it perfect for those with horses or a smallholding.

LOCATION

Hepworth is situated approximately 11 miles to the north east of the historic Cathedral town of Bury St Edmunds with its excellent range of shopping, schooling and leisure amenities. The market town of Diss lies approximately ten miles away together with a mainline rail link to London Liverpool Street. Local village amenities include recreation ground, Village Hall and Church. Near by Stanton Rides offers 28 miles of horse riding, cycling and walking routes.



5



3



2



8.64
Acres



10.8
miles



SERVICES

Oil fired central heating. Mains electricity and water. Drainage via private septic tank. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

LOCAL AUTHORITY

West Suffolk District Council
Council Tax Band G

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

AGENT'S NOTE

There is a field to the front abutting the road which is included within the sale at the guide price or could be excluded if not required. If excluded the total land will be 8.64 acres (STMS)

BUILDING CONSULTANCY

Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations and project management - please contact us if you would like to discuss.









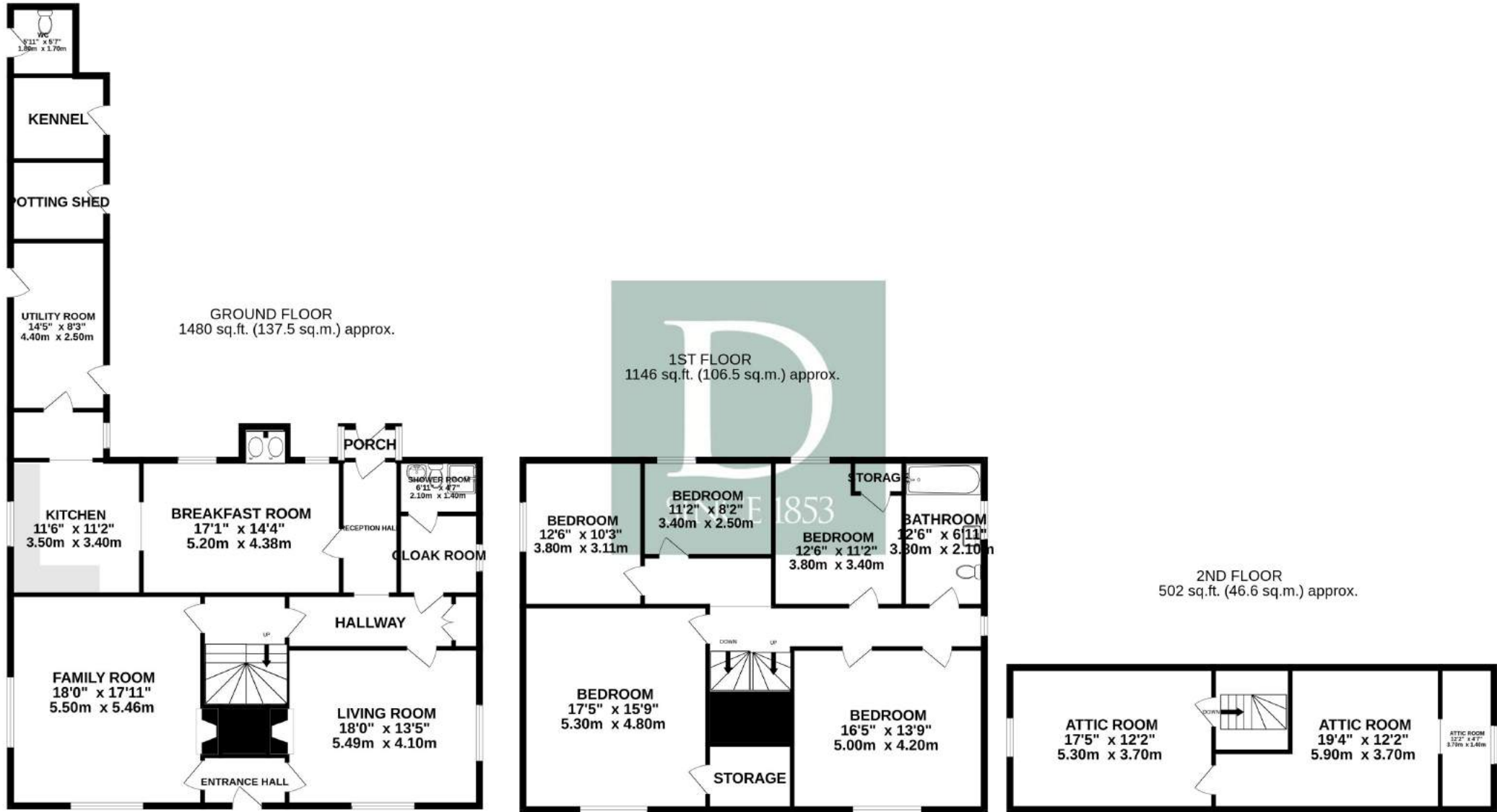


LOCATION





FLOORPLAN - HOUSE



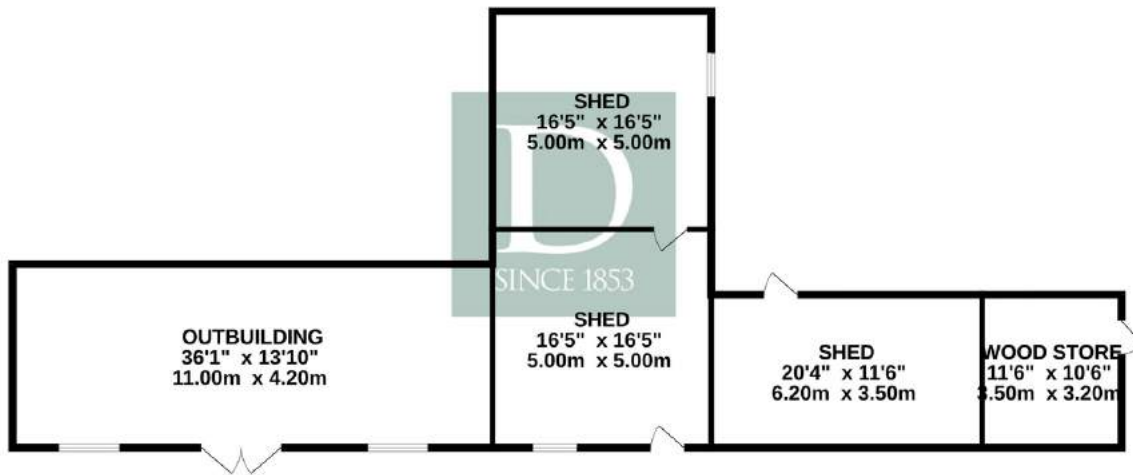
HOUSE

TOTAL FLOOR AREA : 3127 sq.ft. (290.6 sq.m.) approx.

Whilst 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.

FLOORPLAN - OUTBUILDINGS

GROUND FLOOR
1390 sq.ft. (129.2 sq.m.) approx.

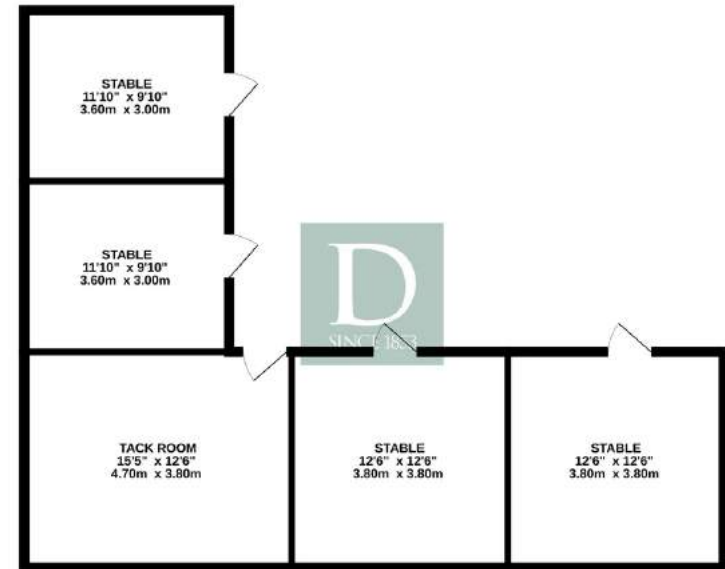


TOTAL FLOOR AREA: 1390 sq.ft. (129.2 sq.m.) approx.

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FLOORPLAN - STABLES

GROUND FLOOR
735 sq.ft. (68.3 sq.m.) approx.



STABLES

TOTAL FLOOR AREA: 735 sq.ft. (68.3 sq.m.) approx.
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DURRANTS

SINCE 1853

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