



**Wyken Willows,
Stanton, Suffolk**

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Wyken Willows, Wyken Road, Stanton, Suffolk, IP31 2DN

Stanton is located centrally between the well served cathedral town of Bury St Edmunds (9 miles) and the market town of Diss (12 miles). Stanton has a good range of local amenities including post office, newsagents and store, garage, parish church, public house, doctor's surgery/health centre and primary school with pre-school to name a few. There is a large modern and well-equipped village hall which is used by many local groups and societies together with children's play areas, tennis courts and football fields. The well renowned Wyken Vineyard with Farmers Markets, Leaping Hare Restaurant and shop are on the village periphery.

An elegant six bedroom detached, colonial style country house that enjoys an enviable idyllic rural setting. This splendid, well-loved property is fair to say does require a degree of updating, however, affords substantial versatile accommodation arranged over two floors which includes in brief; a drawing room with delightful verandah, adjoining two-bedroom annexe accommodation to the rear, and a detached double garage with gym/studio above. All set within grounds believed to measure approximately 1.2 acres (sts). Wyken Willows is externally benefitted by natural, mature gardens with an abundance of established trees creating many areas of interest and privacy.

A substantial detached house set within grounds of approximately 1.2 acres (sts) benefitting from an adjoining self-contained annexe.

Entrance door to;

RECEPTION HALL: An impressive inviting area having double aspect to the front and side with attractive wood panelled walls, stone flooring and staircase rising to the first floor. A separate cloaks area and doors to cloak-room, boot room and kitchen/dining room.

DRAWING ROOM: 21'3 x 13'9 (6.4m x 4.2m) A superb elegant room benefitting from dual aspect overlooking the wonderful gardens. Door opening to a colonial style verandah which is ideally placed to enjoy warm summer afternoons. A feature fireplace creates the main focal point of the room. Double doors leading through to;

SITTING ROOM: 15' x 13'9 (4.57m x 4.2m) A charming room having shuttered sash windows offering dual aspect to the front and side which in turn lead out to the verandah. Again, a feature fireplace creates the main focal point.

KITCHEN/DINING/LIVING ROOM: 36'8 x 12' (11.2m x 3.6m) An excellent room cleverly designed into three distinctive areas with the

kitchen area having an extensive range of bespoke hand painted wall and base units under wooden worktops that incorporate a butler style sink unit with mixer tap and a matching central preparation island. Oil fired Aga under extractor hood. Attractive pamment tile flooring leads through to designated dining area which in turn continues toward the living area. The living area enjoys dual aspect with double doors opening to the front terrace allowing one the potential for alfresco dining. Fireplace with inset wood burning stove set upon a brick hearth.

PANTRY: 9'5 x 8'6 (2.9m x 2.6m) A useful room having rear aspect, cold slab work surface with void. Space for fridge freezer. Pamment tile flooring continues to;

BOOT/UTILITY ROOM: 13'8 max x 11'5 max (4.2m x 3.5m). A versatile space with external door to grounds and further doors to the reception hall and annexe accommodation. Space and plumbing for washing machine.

CLOAKROOM: Comprising W.C and wash hand basin.

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First floor

LANDING: A large welcoming area with excellent view of the grounds and countryside beyond. Built in linen cupboard. Doors to;

BEDROOM 1: 17'9 x 12'1 (5.4m x 3.6m). A stunning dual aspect principal bedroom enjoying views over the grounds with a well-placed Juliette balcony to the front. Double doors open to;

DRESSING ROOM: 7'6 x 7'6 (2.3m x 2.3m). Having a fitted dressing table and giving access to;

EN SUITE: 13' x 9'2 (3.9m x 2.8m). Suite comprising a roll top claw and ball bath with central mixer tap and shower attachment. Large shower cubicle with rain head style shower. Double wash hand basins and a further door to;

CLOAKROOM: With a W.C and bidet.

BEDROOM 2: 15' x 13'9 (4.5m x 4.2m). Currently utilised as a play room however it would easily revert to a bedroom if required. Fitted wardrobe. Dual aspect.

BEDROOM 3: 14' x 12'9 (4.2m x 3.9m). With views over the side and rear garden and having a vanity base unit. Cupboard door opening to en-suite shower cubicle and a separate cupboard door opening to W.C.

BEDROOM 4: 12'2 x 12' (3.7m x 3.6m) A delightful room with built in wardrobe and offering front aspect via sash window. Former feature fireplace. Door to the family bathroom effectively creating an en-suite.

BEDROOM 5: 11'7 x 10'9 (3.5m x 3.2m) Being of a generous size and having two built in cupboards. Rear aspect.

BEDROOM 6/OFFICE: 9'3 x 7'9 (2.8m x 2.4m) Currently utilised as a home office by the present owners, but again would easily revert to a bedroom.

BATHROOM: 12'3 x 8'3 (3.7m x 2.5m). Suite comprising roll top claw and ball bath with mixer tap and shower attachment. Wash hand basin with vanity surround. W.C. and tiled flooring.

Annexe

The annexe is connected to the utility room, yet independent from the main house and consists of;

ENTRANCE HALL: Tiled floor leading to;

KITCHEN/LIVING ROOM: 18'4 x 12'8 (5.9m x 3.9m). A wonderful light and airy room with an impressive vaulted ceiling and designed into distinctive areas. The kitchen area being fitted with matching wall and base units under wooden work preparation surfaces that incorporate a ceramic sink unit with mixer tap and drainer. Spaces for a range oven with extractor hood over and an under-counter fridge. Tiled flooring leads to the splendid living area with staircase rising to the mezzanine floor and double doors opening to the front allowing one to enjoy summer afternoons.

SITTING ROOM/GARDEN ROOM: 19'4 x 9'7 (5.9m x 2.9m). A fantastic triple aspect room enjoying views of the grounds with two sets of French style doors opening to a decked terrace area. A further set of double doors open to both sides. Tiled floor.

BEDROOM 1: 9'9 x 7'6 (3m x 2.3m). A splendid room having front aspect and built in storage cupboard and wardrobe.

BATHROOM: 11'6 x 5'8 (3.5m x 1.7m). Suite comprising a roll top claw and ball bath with mixer tap and shower attachment, pedestal wash hand basin, high level W.C and a bidet. Heated towel rail. Tiled floor.

First Floor

MEZZANINE BEDROOM: 10'3 x 9'1 (3.1m x 2.7m) Vaulted ceiling with skylights and eaves storage cupboards.

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Outside

Wyken Willows is approached via double gates which open to a long sweeping driveway providing ample off-street parking for numerous vehicles that in turn leads to the property and;

DETACHED DOUBLE GARAGE: 23' x 20' (7m x 6.1m) With power and lighting connected, and twin double doors with personal side door.

Staircase rising to;

STUDIO/GYM: 20' x 13'8 (6.1m x 4.2m) An excellent versatile space previously used as a gym.

The remainder of the grounds are a sheer delight and possible one of the main key selling points of the property. The property sits centrally within its plot with garden areas on all four sides of the house which are believed to measure approximately **1.2 acres (sts)** in total. Immediately abutting the house are two well placed terrace areas designed with entertaining in mind. The remainder of the grounds are predominately expansive areas of lawn with an abundance of well-established trees, mature shrubs/foliage, well stocked flowering beds and a pond that formed part of a three-tier pumped system, all of which helps create a wonderfully idyllic setting and degree of privacy. The current owners have preferred to let nature flourish, but keen gardeners could soon restore a more formally landscaped setting if desired.

SERVICES: Main water and electricity are connected. Oil fired heating to radiators. Private drainage. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council. Band F.

EPC RATING: TBC

VIEWING: Strictly by prior appointment only through DAVID BURN Woolpit office 01359 245245

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Approximate Gross Internal Area
 Main House 3550 sq ft (330 sq m)
 Outbuildings 730 sq ft (68 sq m)
 Total 4280 sq ft (398 sq m)

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