



DAVID  
Burr

**Haverigg**  
**Drinkstone Park, Drinkstone, Suffolk**







# Haverigg, Park Road, Drinkstone Park, Drinkstone, Suffolk, IP30 9ST

Drinkstone is a small and lively village of two windmills with a wonderful modern village hall, host to many activities, clubs and social events, 14th Century church, children's play area and playing field. The neighbouring villages of Woolpit and Rattlesden have a range of local shops, primary schools and Woolpit provides a health centre. The village is located approximately 8 miles from Stowmarket with a good range of everyday amenities and mainline rail link to London Liverpool Street. Bury St Edmunds is approximately 9 miles with an excellent range of schooling, shopping, recreational and cultural facilities

Haverigg is a highly individual and charming family residence, steeped in history and set within the picturesque Drinkstone Park estate. Once part of the former Coach House, this unique home was lovingly converted and now offers spacious, versatile accommodation, perfectly blending period charm with modern family living. Positioned in a secluded, tranquil location, Haverigg is approached via a private driveway shared with just three other properties, providing a sense of exclusivity and privacy. In all about 1.6 acres.

## **A unique former Coach House offering generous accommodation and substantial outbuildings in a secluded and peaceful location with grounds of approximately 1.6 acres.**

The accommodation includes four generously proportioned double bedrooms, all of which enjoy delightful views over the gardens and surrounding countryside. Each bedroom is fitted with wardrobes, and the largest bedroom benefits from its own shower cubicle and vanity unit. The ground floor showcases three large reception rooms, offering flexible living and entertaining space. The light-filled drawing room, with its rear aspect window and French doors opening to the rear garden is a standout feature, and with a working fireplace provides a wonderful space to relax and enjoy the garden views. The study with its front aspect boasts views of the woodland and includes a cosy log-effect electric heater, ideal for winter evenings. The dining room has double aspect windows and provides an inviting setting for family meals or entertaining guests.

The farmhouse-style kitchen is a welcoming hub of the home, fitted with a range of base units under worktops and complemented by wall-mounted storage cupboards. With an inset sink, electric oven, microwave, and four-ring hob, the kitchen offers both practicality and rustic charm. An external door provides direct access to the rear garden, enhancing the flow between indoor and outdoor spaces. Additionally, the ground floor includes a modern shower room, equipped with a WC, wash basin, and shower cubicle for added convenience.

The beauty of Haverigg extends beyond the interiors, with approximately 1.6 acres of gardens and grounds that have been thoughtfully designed to maximise the enjoyment of the natural surroundings. The mature woodland area, located at the front of the property, spans roughly 0.9 of an acre and is home to a variety of specimen trees. In recent years, this area has been allowed to rewild, creating a haven for wildlife and birdlife, making it a nature lover's paradise. The formal gardens to the rear are meticulously maintained, featuring a mix of well-manicured lawns, fruit trees, wildflower borders, formally planted borders, raised brick bed for Alpine flowers and attractive hedging. These gardens offer a serene retreat, perfect for outdoor dining, relaxation, or exploring nature.

The property also benefits from an array of practical outbuildings, including a workshop, potting shed, a detached barn and a double garage. The garden office is also a studio bedroom for guests. These versatile spaces provide ample storage and potential for a range of uses, from home working to hobby spaces, or even further development subject to planning permissions.

In summary, Haverigg offers a rare opportunity to own a piece of history in a beautiful rural setting. With its combination of spacious accommodation, charming character features, extensive gardens and a peaceful, secluded

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location, this property is a truly special family home that provides a countryside lifestyle while still being within reach of local amenities and transport links.

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

**LOCAL AUTHORITY:** Mid Suffolk District Council – Band F

**EPC RATING: F**

**BROADBAND AND MOBILE:** Please see our website and Ofcom.org.uk for further details

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

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



Offices at: Woolpit 01359 245245- Long Melford 01787 883144– Leavenheath 01206 263007 - Clare 01787 277811–Castle Hedingham 01787 463404

Newmarket 01638 669035 – Bury St Edmunds 01284 725525 - London 020 78390888 – Linton & Villages 01440 784346

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Approximate Gross Internal Area  
Main House 1950 sq ft (181 sq m)  
Outbuildings 1480 sq ft (137 sq m)  
Total 3430 sq ft (319 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk





