



## Freckenham, Bury St. Edmunds

Charming 3-Bed Equestrian Property with Outbuildings on 5 Acres (stls)

Offers in the region of £950,000

# Chippenham Road

Freckenham, Bury St. Edmunds, IP28



- Equestrian Property
- Detached
- Village Location
- Development Opportunity (Planning Approved - DC/23/1315/P3QPA)
- Paddocks
- c5 Acres
- Stables
- Ample Off-Street Parking

### The Outside

Set within expansive grounds, this property is a dream for equestrian enthusiasts. The extensive outbuildings include a large barn, open barn, workshop, and store room, offering exceptional versatility for stabling and storage. With multiple stables, a tack room, and ample space for grazing, Circa 5 acres, with the potential to acquire more, this is an ideal setup for horse owners or those looking to enjoy rural life to the fullest.

The property also benefits from multiple planning permissions, offering exciting opportunities to develop separate dwellings. For further details, feel free to contact us.

### The Property

Nestled in the picturesque countryside, Hillside Farm is a beautifully presented equestrian home, offering the perfect balance of character, comfort, and functionality. With a thoughtfully designed layout, this home provides three well-proportioned bedrooms, a spacious living room, and a separate dining room, ideal for family gatherings. The kitchen is well-equipped, flowing seamlessly into the utility room, adding convenience for country living.

### The Area

Located in the charming village of Freckenham, Hillside Farm enjoys a peaceful rural setting while remaining well-connected. Freckenham is a picturesque Suffolk village known for its strong sense of community, scenic countryside, and excellent walking and riding routes. The village is home to a historic church, a popular village hall hosting regular events, and a well-regarded local pub.

Despite its tranquil atmosphere, Freckenham is conveniently positioned near Bury St Edmunds, Newmarket, and Ely, offering easy access to a range of amenities, schooling options, and transport links, including connections to Cambridge and London. With beautiful bridleways and open countryside on the doorstep, this location is perfect for those seeking a balance of rural charm and modern convenience.

### Further Information

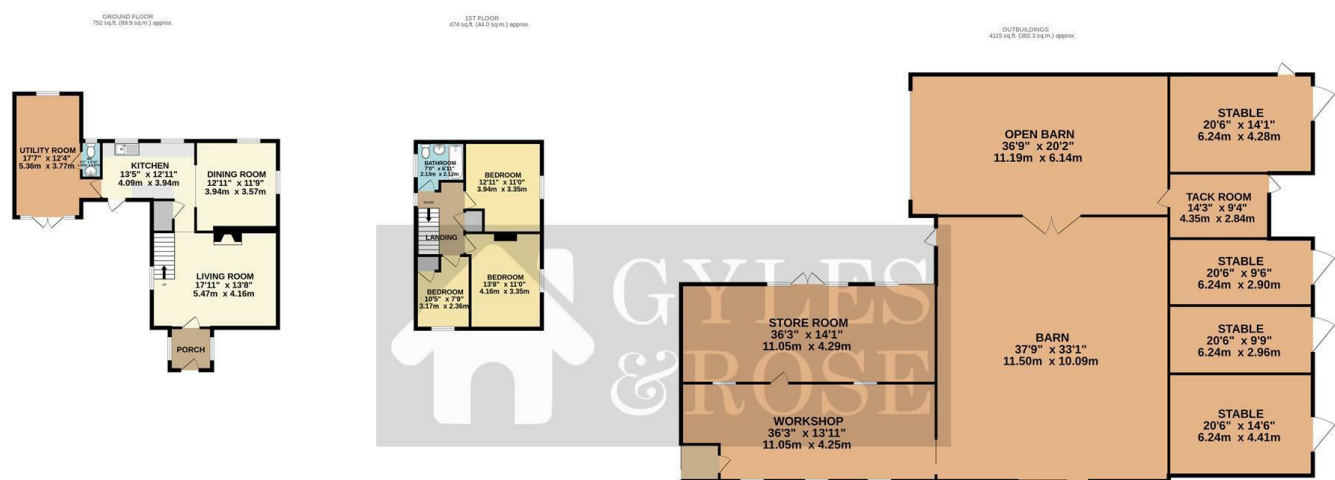
- Tenure - Freehold
- Council Tax - West Suffolk Band C
- Construction - Brick
- Mains Electricity, Sewerage and Water
- Oil Fired Central Heating
- Acreage - Circa 5 Acres (stls)







Floor Plan



TOTAL FLOOR AREA : 5341 sq.ft. (496.2 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.

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