



Montrose Farm
Bury Road | Hepworth | Suffolk | IP22 2PY

PEACE AND PRIVACY



A long private driveway leads to this characterful brick and flint equestrian property, dated at around 200 years old, but with further extensions later. The home is set at the rear of the 9.5 acre (stms) plot offering privacy, peace and space along with four bedrooms, four reception rooms, plenty of outbuildings plus paddocks and practice areas for cross country and dressage and even space for a ménage. The location is great for commuters being a short drive from Bury St Edmunds or Diss for rail links.



KEY FEATURES

- Wonderful Equestrian Property
- Just Over 9 Acres- Post and Rail Paddocks and Lunging Ring
- Set Down A Long Driveway Off The Road
- Mid Way Between Diss And Bury St Edmunds
- Large Useful Barn and Open Bay Storage
- Four Comfortable Bedrooms
- First Floor Bathroom and Ground Floor Shower Room
- Four Reception Rooms
- Kitchen Breakfast Room and Utility Room
- Garden Room

The current owners were drawn to this house by how easy it was to have their horses at home and still be able to canter around in safety and peace. They realised their vision of how the land could be landscaped and the home refreshed to make their dream a reality. This is a great place to raise a family, or retire to complete tranquillity and still offers potential for further improvements with plenty of out buildings and room to explore further possibilities, subject to planning.

Step Inside

The entrance hall with traditional oak flooring takes you to the study to the left and to the right are the contemporary shower room and staircase leading to the first floor. Straight ahead is the gorgeous kitchen/breakfast room with magnificent range, which leads to the practical tiled utility/boot room and another door to the front of the property. The kitchen leads to the beautiful dining room with fireplace housing an original AGA which could be restored if required. Joining this through a hall/store is the living room with character brick fireplace, wood burner stove and two reception rooms currently used as office space for working from home and a playroom. A fantastic sunroom is also found directly off the kitchen and is used as a gym.

Rooms With A View

Every room in this home tells a story – whether cosy Christmas's spent in the dining and living room by the log burner, with a view of the horses in the paddocks, or working from home with a choice of office space, being able to think straight without being disturbed. Raising a young family in clean fresh air, with practical tiled floors for those days of muddy puddle splashing, walking the dogs or simply mucking out is easy with the boot room and utility space. The sunroom and kitchen breakfast area face south and east onto the terrace, perfect for a morning cuppa and for informal summer dining outside.





KEY FEATURES

Exploring Upstairs

The oak staircase takes you to a large galleried landing from which all four bedrooms are found. The principal dual aspect bright bedroom has its own lavish dressing room plus access to eaves storage. Two further double bedrooms and a gorgeous nursery complete the sleeping space and all are serviced by a fabulous family bathroom complete with large shower and stunning cast iron, roll top bath placed strategically by the window making this a true “room with a view”.

Step Outside

The long driveway guarantees privacy and offers parking for several vehicles with extra parking at the rear of the house. The current owners have completely transformed the outside space to create four acres of paddocks with post and rail fencing, which can be viewed from various rooms in the house. Wildlife garden guests include “one horn”, the regular deer visitor, and an abundance of birdlife including Jim & Pam – a pair of ducks who return to the large pond each year producing gorgeous ducklings to entertain you. The pond is also used by the owners for fun on Bob the Boat! In addition there is a large barn housing a stable and a log store, a two bay open cart lodge and second stable, plus a Nissen hut style open garage and further storage and workshop building. Part of the formal gardens is a really gorgeous orchard with multiple apple trees, sloe and blackberry bushes, plum, pear and fig trees too. There is so much produce in the summer/autumn the owner said “it’s nicknamed ‘apple alley’ as the horses are allowed to graze the fallen fruit when we walk them by.”

Equestrian Heaven

To the rear of the paddocks, past the heavy borders and oak trees is an area with jumps and logs used for equestrian cross-country training, space for a ménage to be built if required, and also a large flat area that is often marked out for dressage training. The current owners enjoy access to Stanton rides – approximately 50 miles of hacking off road – the current owner has even hacked to the Co-op on occasion!

On The Doorstep

This lovely home is situated on the outskirts of Hepworth, Stanton and Walsham Le Willows villages and benefits from amenities at each. Stanton has a great primary school and local Co-Op for day-to-day shopping. Walsham Le Willows has an award winning butchers and Clarkes Country Stores offering equestrian clothing and accessories from major outdoor clothing brands.





















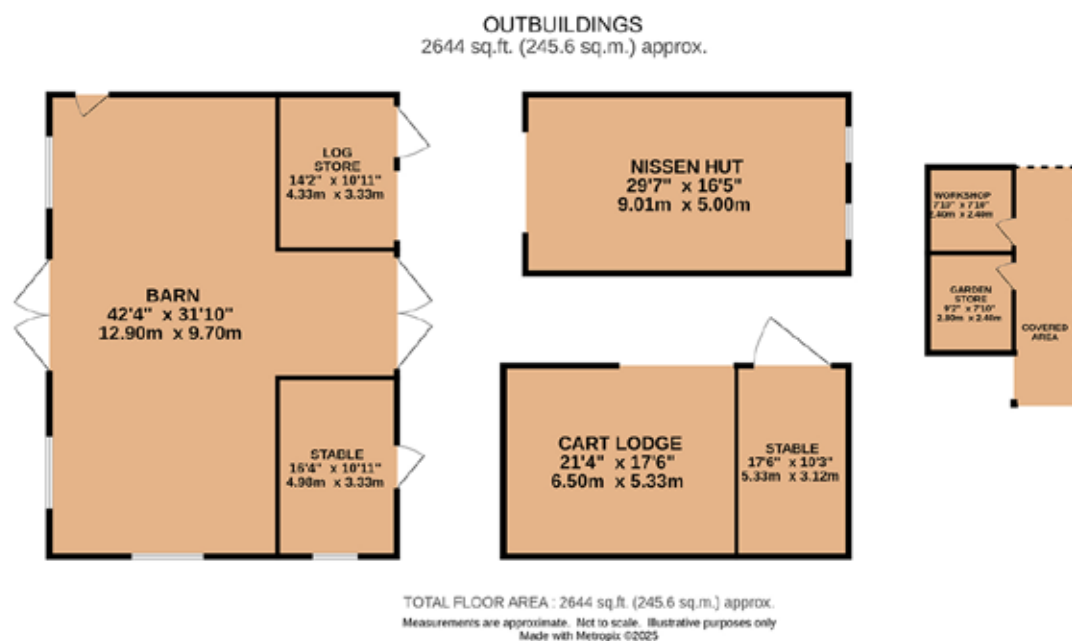








INFORMATION



How Far Is It To....

Bury St Edmunds is just 20 minutes away by car offering a bustling shopping centre with supermarkets, retail chains and independent stores. Diss is a short drive away providing day to day amenities including medical and dentist practice, vets, a choice of supermarkets and artisan stores along with the Corn Exchange offering activities for culture vultures. Diss also offers rail links to the region including Stowmarket, Cambridge and London.

Directions

Proceed from the market town of Diss along the A143 in the direction of Bury St Edmunds. Just past the right hand turning signposted Hepworth the property can be found on the left hand side - the property has a Fine and Country for sale board at the end of the long driveway

What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [///yoga.lengthen.broccoli](https://yoga.lengthen.broccoli)

Services, District Council and Tenure

LPG Fired Central Heating, Mains Electricity and Water

Drainage – Private Drainage, Treatment Plant (Klargester)

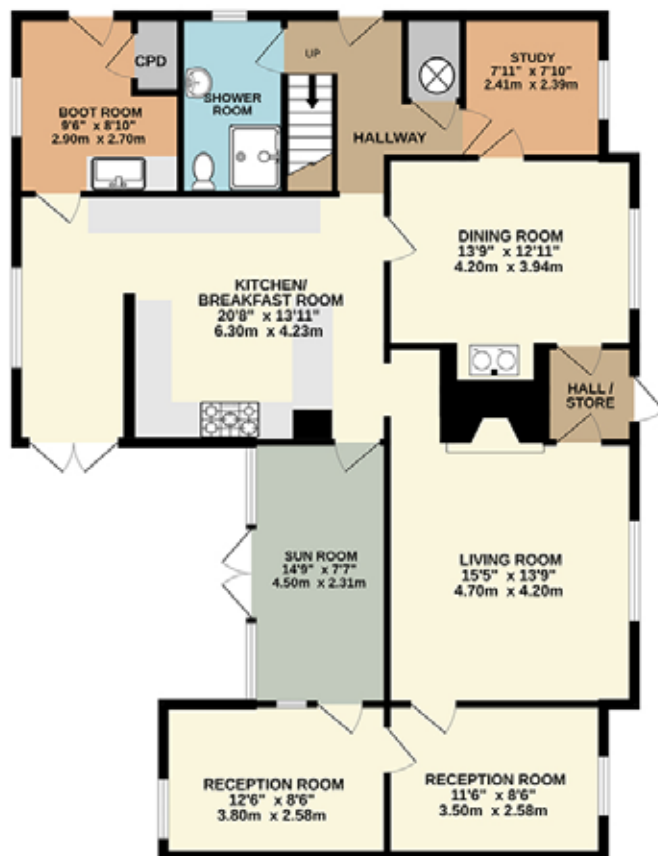
Broadband Available – please check www.openreach.com/fibre-checker

Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk - to check

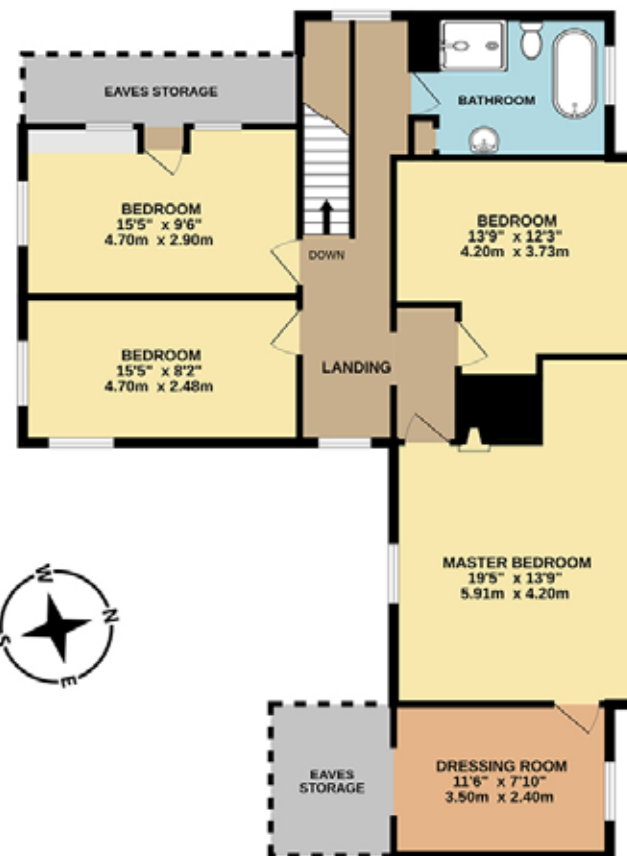
Mid Suffolk District Council–Band E

Tenure: Freehold

GROUND FLOOR
1289 sq.ft. (119.8 sq.m.) approx.

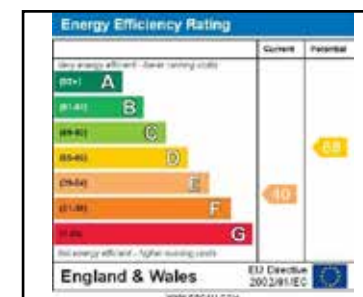


1ST FLOOR
1110 sq.ft. (103.2 sq.m.) approx.



TOTAL FLOOR AREA : 2399 sq.ft. (222.9 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

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We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

Fine & Country Foundation, charity no. 1160989

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