



**Wickhambrook Road, Hargrave, Bury St. Edmunds**

**Sheridans**



# Wickhambrook Road, Hargrave, Bury St. Edmunds IP29 5HY

Guide Price £1,375,000

An exceptional Victorian family home set in a charming rural location, enjoying far-reaching countryside views, complemented by a versatile range of outbuildings and a superb building plot with planning permission for a detached dwelling, all extending to just over 1.3 acres.

Restored and significantly extended to an exacting standard around ten years ago, this outstanding property provides beautifully proportioned accommodation finished to a high specification. The generous rooms create a bright and airy atmosphere throughout, while the house retains a wealth of character features, including fine fireplaces with wood-burning stoves, traditional sash windows, and limestone flooring. A particular highlight is the stunning farmhouse-style kitchen, complete with an Aga, bespoke cabinetry, and integrated appliances set beneath Quartz worktops. The space is enhanced by a partly vaulted ceiling with exposed oak timbers and a dramatic full-height glazed gable overlooking the gardens and the surrounding countryside.

The accommodation briefly comprises a traditional entrance door opening into an impressive reception hall with a fine staircase rising to the first floor, cloaks cupboard, and cloakroom. From here, the spacious sitting room features a fireplace, dual-aspect sash windows and a striking vaulted oak and glass rear gable. The reception hall flows seamlessly into the breakfast room and beautifully appointed kitchen with central island. The drawing room provides a comfortable space for relaxation, centred around a fine stone fireplace with wood-burning stove, while the separate dining room offers an ideal setting for entertaining, complete with fireplace and sash window to the front elevation. A study and separate utility room complete the ground-floor accommodation.

On the first floor, a spacious landing provides access to four well-proportioned bedrooms, each served by a stylish en-suite. The principal bedroom is particularly impressive, featuring a dual-aspect design, wall-to-wall fitted wardrobes and a luxurious en-suite bathroom complete with a freestanding bath and separate shower enclosure, rounding off the first-floor accommodation in superb style.

A particularly attractive feature of the property is the extensive range of former commercial outbuildings. The main store, measuring approximately 64' (19.5m) x 44' (13.42m), is currently arranged to include three offices, a store area and WC facilities, providing exceptionally versatile space suited to a home business, workshops, studios or substantial storage unit. Planning permission granted in May 2025 (ref. DC/24/0406/FUL) allows for the construction of a detached 2,300 sq ft family home, presenting a rare opportunity to create a contemporary residence within the grounds. Additionally, another building could, subject to the necessary consents, be converted into an annexe or holiday let, providing potential income or independent accommodation for family. Together, the property combines Victorian charm, flexible outbuildings and exciting development potential, making it a rare opportunity for those discerning buyers seeking a spacious countryside lifestyle with long-term investment appeal.

## Outside

The house is approached along a driveway providing parking and turning space for several vehicles and access to the range of outbuildings/barn and proposed new dwelling. The gardens are mostly laid to lawn and back onto open countryside, at the bottom of the garden there is a small orchard with pear, apple and plum trees. To the rear of of the house is a large stone terrace, creating an ideal area for outdoor entertaining and al-fresco dining, whilst enjoying the sunsets and far reaching views. All in just over 1.3 acres.

## Location

The house occupies a delightful setting on the edge of the village affording stunning countryside views to the rear. Hargrave is a sought-after village comprising mostly of period properties and farmhouses with an attractive street scene with community activities tending to centre around the Village Hall. The village is situated approximately 7 miles south west of the popular, historic town of Bury St Edmunds, with the neighbouring village of Barrow providing an excellent range of local amenities including primary school, sporting activities and doctors surgery. The property is well situated for convenient access to the A14 dual carriageway linking Bury St Edmunds, Newmarket, Cambridge and London via the M11 Motorway.

- Immaculately presented Victorian house
- Renovated to a high standard
- 4 reception rooms
- En suite to all bedrooms
- Planning permission for separate dwelling
- Plot circa 1.3 acres
- Exciting income/commercial opportunities
- Annexe potential
- Popular village location

## Directions

When entering Hargrave from the direction of Chevington/Bury St Edmunds along Hargrave Road, continue to the T junction, turning left towards Wickhambrook, where the property will be found on the right hand side.

## Services

Mains electricity, water and drainage. Oil fired radiator central heating. Underfloor electric heating in 3 of the bathrooms.

Council - West Suffolk - Tax Band E

Broadband speed: Up to 80 mbps available (Source Ofcom)

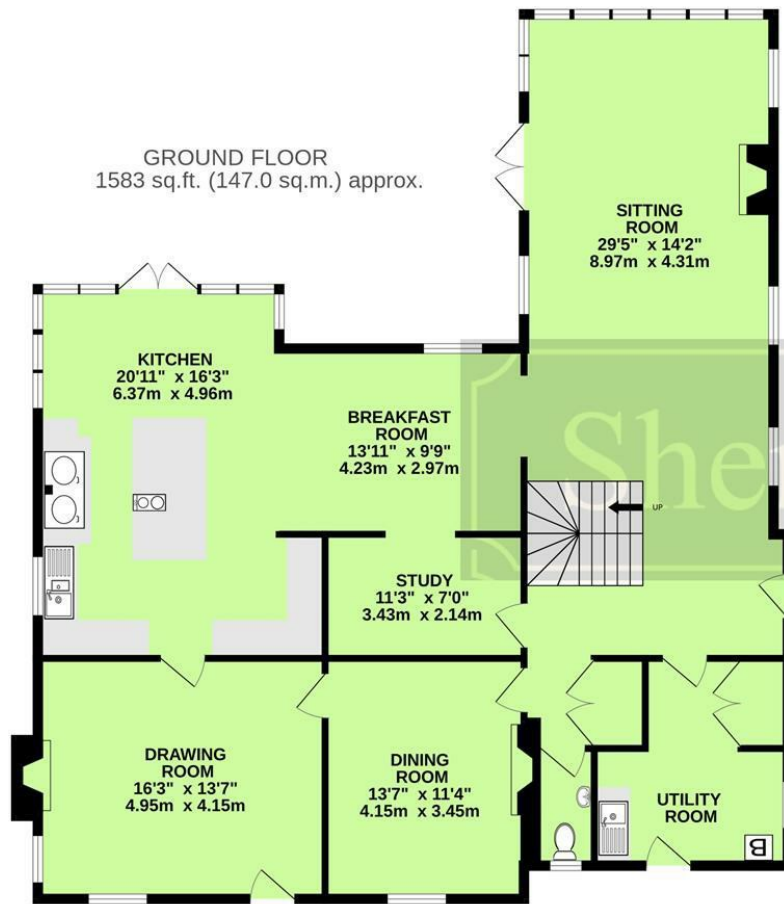
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Flood Risk: Very Low Risk

Agents note - There are 17 solar panels on the shed that currently generates a small income of circa £2,000 per annum from the feed in tariff.



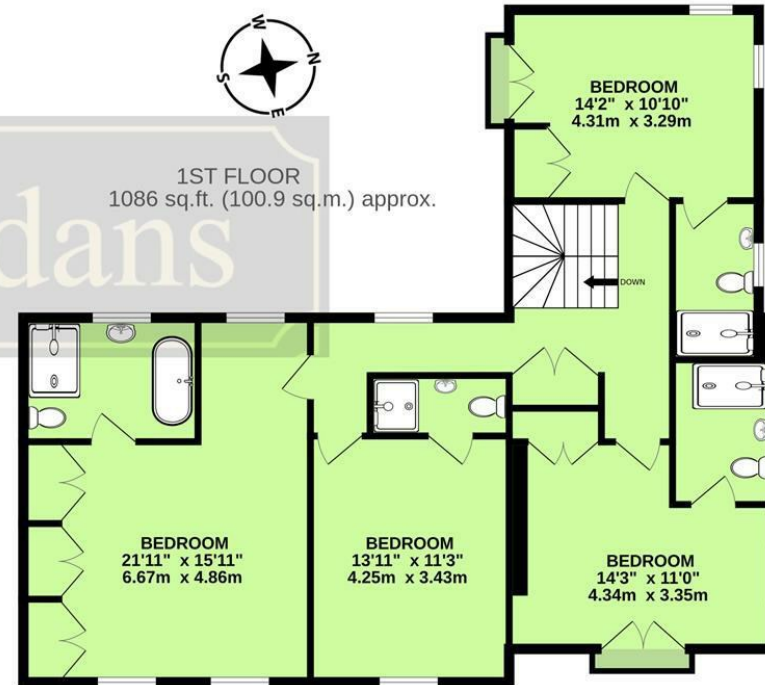
GROUND FLOOR  
1583 sq.ft. (147.0 sq.m.) approx.



TOTAL FLOOR AREA : 2668 sq.ft. (247.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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1ST FLOOR  
1086 sq.ft. (100.9 sq.m.) approx.



These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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