



**The Rectory,
Little Whelnetham, Suffolk.**

DAVID
BURR



THE RECTORY, LITTLE WHELNETHAM, BURY ST. EDMUNDS, SUFFOLK.

Little Whelnetham is a small parish adjacent to Sicklesmere located just 2 miles from the Bury St Edmunds town centre. The village of Sicklesmere offers a local shop/post office and public house. The market town of Bury St Edmunds offers a vast range of local amenities, easy access to the A14 and rail transport links to Ipswich, Cambridge and London Liverpool Street.

An exceptionally well-presented 1920's former Rectory, which has been the subject of significant improvement and updating by the current owners and now offers light and versatile accommodation that would suit a range of different lifestyles and multi-generational living. The setting is exceptional, rural with countryside views yet less than a 10-minute drive to the centre of Bury St. Edmunds. Further benefits include a double garage with potential for self-contained annexe accommodation over, extensive parking and splendid grounds.

An exceptionally well-presented former Rectory in charming grounds within a rural setting yet moments away from the centre of Bury St. Edmunds.

ENTRANCE VESTIBULE: Fitted barrier matting and glazed door to:-

ENTRANCE HALL: A welcoming area with solid oak wood floor and archway to:-

Inner Hall: With a central staircase rising to the first floor. Light oak wood flooring running throughout and doors to:-

DRAWING ROOM: A charming room with light oak wood floor and views over the garden, double doors open to terracing. There is a log burning stove on a slate hearth with granite slips and moulded wood surround. Double doors open to:-

ORANGERY: A lovely light room with an 11ft. high ceiling and exposed oak wood window frames that create a wall of glass providing views over the garden, double doors open to terracing with the pool and garden beyond.

SITTING ROOM: Enjoying views over the garden and finished with a light oak wood floor. Fireplace with inset log burning stove on a slate hearth with granite slips and moulded wood surround.

OFFICE: With views over the garden, light oak wood flooring and fireplace with slate hearth, stone slips and moulded wood surround.

PLAYROOM: With light oak flooring.

AGA KITCHEN/DINING/LIVING ROOM: A stunning space with twin double doors opening onto the garden. The kitchen area has been finished with an extensive range of handmade solid oak and painted units from Lavenham Joinery that include curved solid oak tops on the central island and granite worktops to the remainder. There is a large 4-oven **AGA**, 2 twin ceramic sink units with mixer taps, integrated dishwasher and microwave. Space for a large fridge/freezer and an illuminated hand-built oak dresser complete with glass display cabinets, shelving and storage.

CLOAKROOM 1: Divided into two areas with a cloaks hanging area, WC and a large ceramic wash hand basin with storage below.

Rear Vestibule: With fitted barrier matting, stable door to the garden and doors to:-

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SHOWER ROOM: Ideal for when the pool is in use with a fully tiled shower cubicle, WC and wash hand basin.

UTILITY/BOOT ROOM: A useful room with a range of fitted units/storage cupboards and thick solid wood worktop that incorporates a large enamel sink with mixer tap over. Plumbing for washing machine.

First Floor

HALF LANDING: Incorporating a charming window providing splendid views over the pool and garden beyond.

MAIN LANDING: Access to loft storage space, shelved linen cupboard and doors to:-

PRINCIPAL SUITE: A light double aspect room enjoying far reaching views and with an opening to:-

DRESSING ROOM: With an extensive range of solid wood fitted wardrobes by highly regarded local joiner Mark Last, attractive Terrazzo floor continues into the:-

ENSUITE: Finished with an impressively large shower cubicle, heated towel rail, WC and a wall-to-wall vanity unit incorporating a sink, mirrors and storage.

GUEST SUITE: With its own landing and a bedroom that enjoys double aspect views over the garden. Wardrobes and fireplace with tiled slips and moulded wood surround.

ENSUITE BATHROOM: Finished with a large art deco style bath, period style fittings and shower attachment. Separate large tiled shower cubicle, WC, twin wash hand basins and heated towel rail.

BEDROOM 3: Enjoying views over the garden with countryside beyond. Fireplace with tiled slips and moulded wood surround. Recessed area providing useful hanging space and shelving. Door to:-

ENSUITE: With fully tiled shower cubicle, heated towel rail, WC and wash hand basin.

BEDROOM 4: With views over the garden.

BEDROOM 5: Enjoying a view over the front garden with fields and countryside beyond.

FAMILY BATHROOM: A spacious room, attractively tiled and finished with deep double ended roll-top copper bath with period style fittings and shower attachment. There is a large double shower cubicle, heated towel rail, WC and wash hand basin.

CLOAKROOM 2: Finished with a high-level WC and wash hand basin.

Outside

An electric gate opens to a long sweeping gravel drive bordered by specimen trees and established hedging.

DETACHED DOUBLE GARAGE: With twin up and over doors, light and power connected and personnel door to side. An internal staircase rises to:-

BEDROOM 6: A versatile space that could be an office, play room, gym, etc. Finished with a light oak wood floor and door to:-

ENSUITE: Bath with period style fittings and shower attachment. WC and wash hand basin.

The gardens are one of the property's most attractive features, private and secluded, with many mature trees, generous in size and divided into distinct areas to incorporate formal gardens with well stocked colourful beds and established hedging. There are other areas which have been left wild including meandering pathways.

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The area immediately behind the house incorporates terracing around a large central heated swimming pool and a large timber-framed **GAZEBO** that provides shade on the hottest days and is designed with entertaining and dining 'al fresco' in mind. The rear boundary abuts farmland to provide a lovely open view and there are a number of further outbuildings including a pool shed and timber wood store.

In all about 1.31 acres.



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

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. **Council Tax Band:** G - £3,640.32.

EPC RATING: Awaiting report.

PROPERTY POSTCODE: IP30 0DA.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick.

COMMUNICATION SERVICES: **Broadband Speed:** Up to Mbps (source Ofcom).

Mobile Coverage: EE, Three, 02 and Vodafone – outdoor, likely. (source Ofcom).

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WHAT3WORDS: ///drifters.hovered.cloud.

VIEWING: Strictly by prior appointment only through DAVID BURR Bury St. Edmunds 01284 725525.

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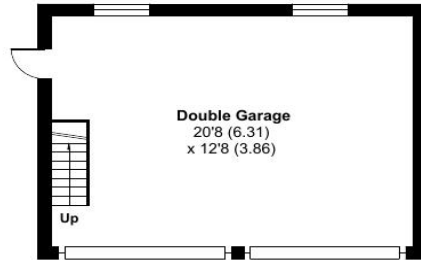
Approximate Area = 3789 sq ft / 352 sq m

Garage = 506 sq ft / 47 sq m

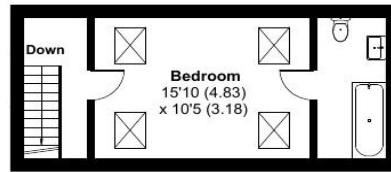
Annexe = 311 sq ft / 28.8 sq m

Total = 4606 sq ft / 427.8 sq m

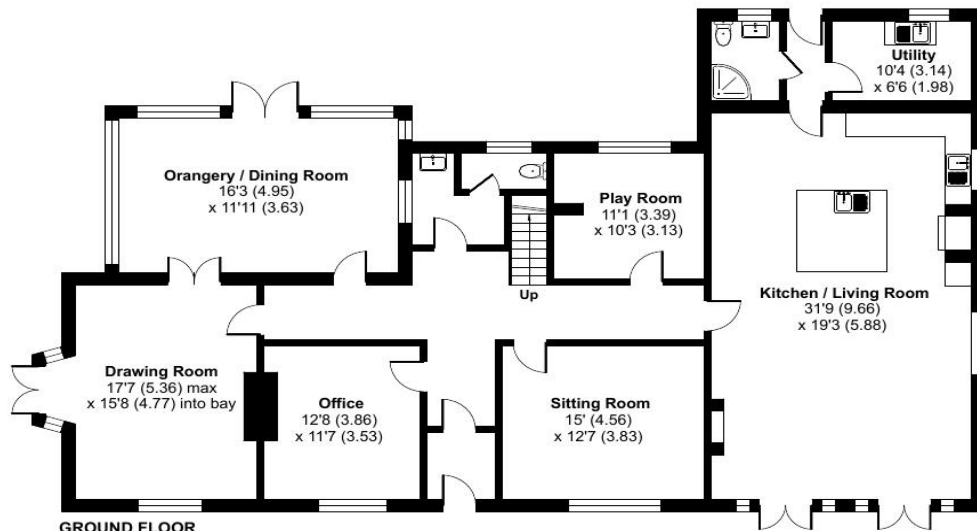
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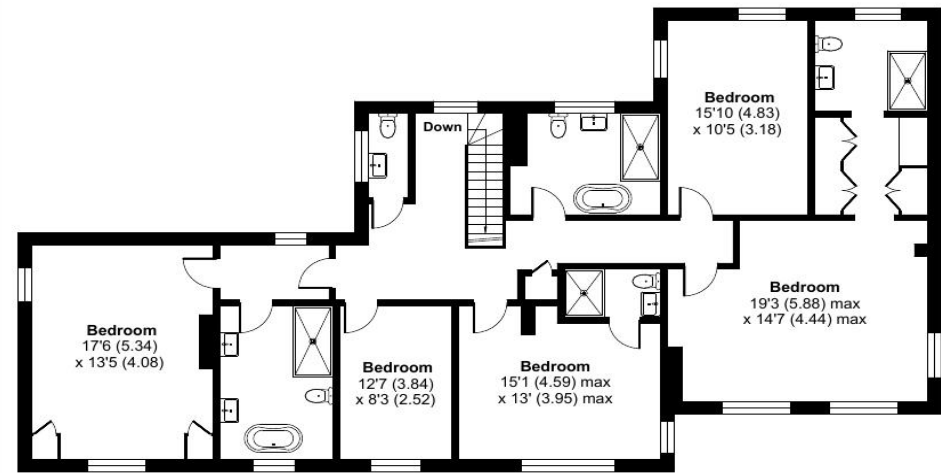
GARAGE GROUND FLOOR



GARAGE FIRST FLOOR



GROUND FLOOR



FIRST FLOOR



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Newmarket 01638 669035 Long Melford 01787 883144 London 020 78390888 Linton & Villages 01440 784346

