

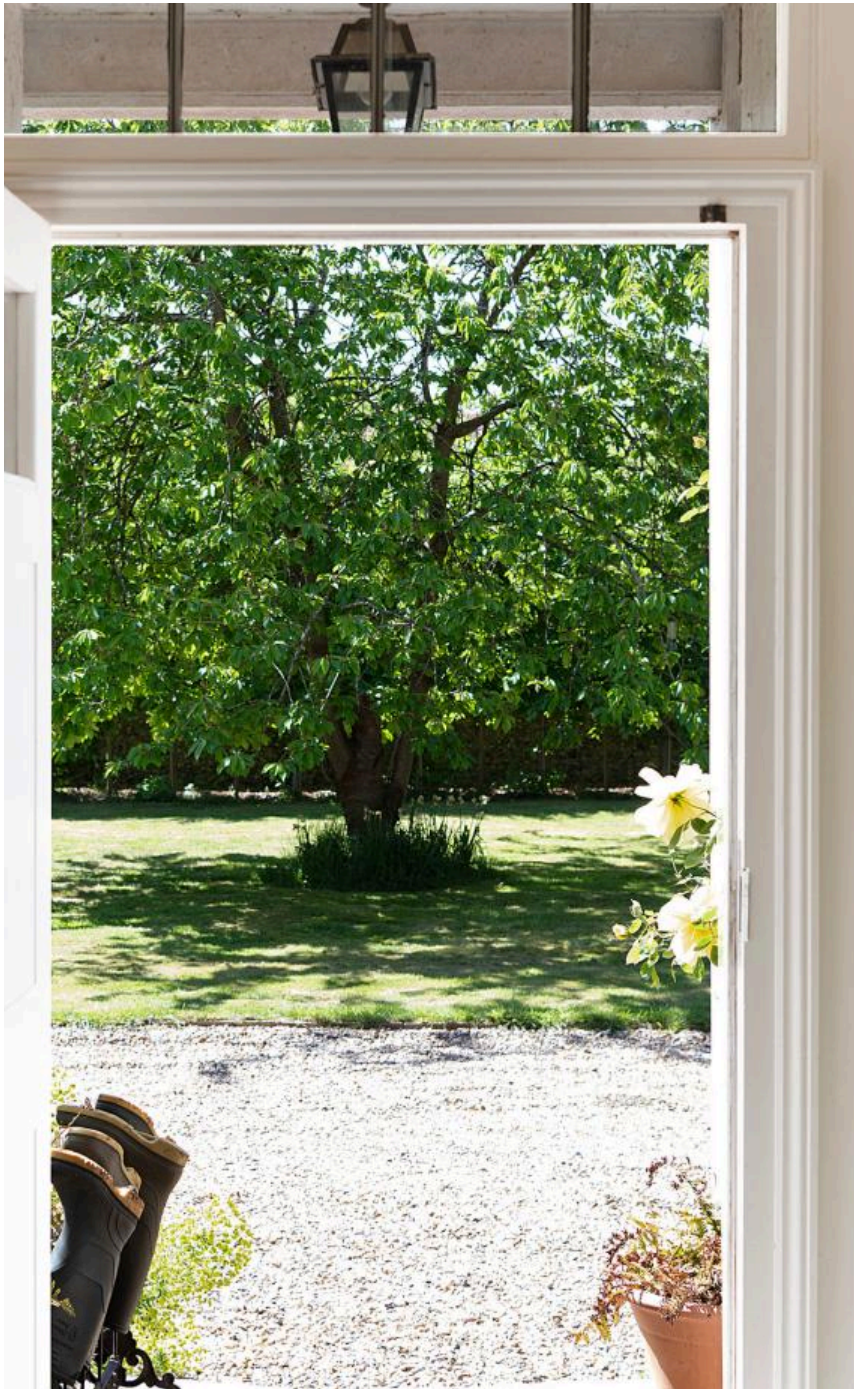


GRANGE FARMHOUSE

HENGRAVE
BURY ST. EDMUNDS
SUFFOLK



Situated in a semi-rural area, on the northernmost fringe of Hengrave Hall and moments from Suffolk nature reserves, Grange Farmhouse is a pastoral paradise.



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As soon as you enter the drive of Grange Farmhouse you feel an immediate sense of calm, the grounds are serenely quiet and wonderfully secluded.

- James Sawyer, Director of Whatley Lane



INTRODUCTION

Glorious Georgian farmhouse nestled in one acre of grounds on the outskirts of Hengrave: an opportunity to own a piece of preserved Suffolk history.

Positioned in a secluded setting at the end of a shared driveway, a gated entrance opens up to a manicured lawn bound by a brick and flint wall with pleached hornbeam that complement this hidden pastoral paradise. Upon arrival you are greeted by the handsome six bedroom Georgian double fronted Grange Farmhouse - a 250-year-old home layered in history.

Built in 1777 by a local aristocrat, Sir Thomas Rokewood Gage, whose ancestral home was neighbouring Hengrave Hall. Above the elegant wood pannelled portico a commemorative stone tablet bears his initials. Over the past decade, a light touch conservation of the building's fabric has been curated side-by-side with entire renovation aspects to introduce modern living comforts. Behind the scenes there is the conversion of a spectacular traditional English country kitchen with a large walk-in pantry, a plethora of period features preserved and a complete replacement of the plumbing system throughout. Of particular note, is an ornate stone carving, substantial inner hall door and dogtooth motif that were likely repurposed here from Tudor remains following the East Wing demolition at Hengrave Hall in 1775. Contemporary interior design nuances include the bijoux sixth bedroom wrapped in *Soane Britain* wallpaper, bathrooms updated with bulkhead lighting by *Trinity Marine* mixed with light sconces by *Pooky* elsewhere and spaces awash with a colourful palette by *Farrow & Ball*, *Little Greene* and *Earthborn*.

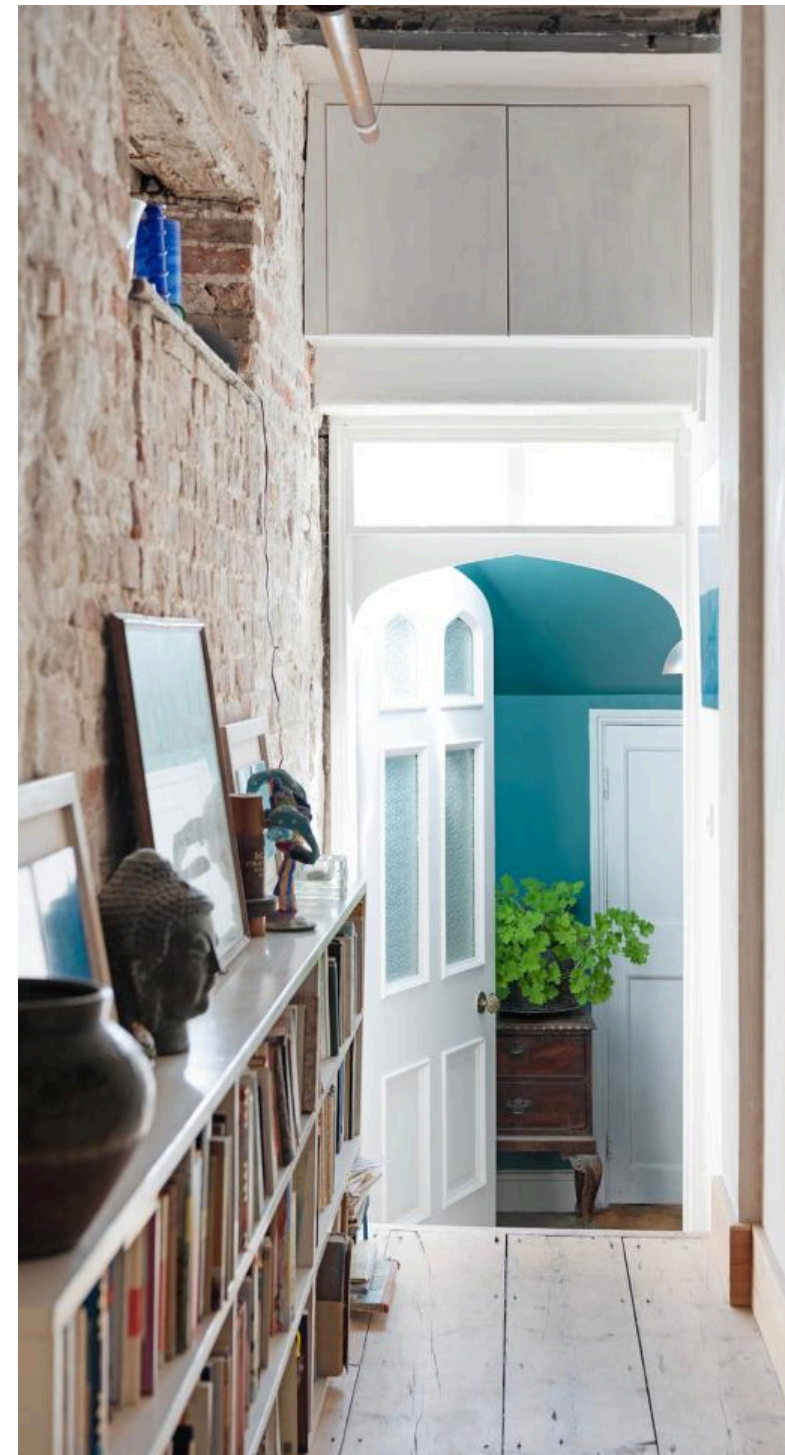
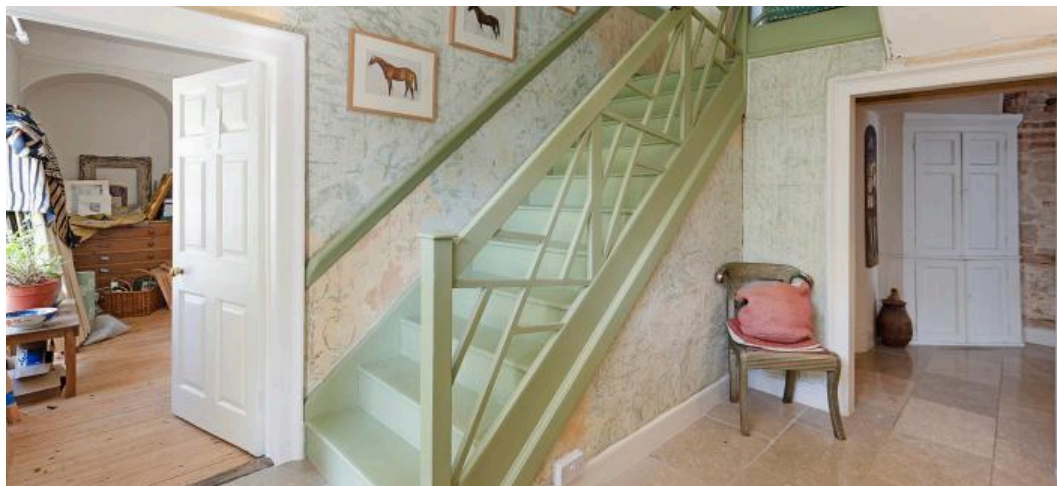
The outdoors offers a wild meadow with far-reaching countryside views towards the River Lark, a bountiful kitchen garden with raised beds, a courtyard with workshop, garden cellar, formal lawns, and an expanse of gravel with parking for several vehicles. A wondrous detached brick and flint barn with potential for a myriad of uses (subject to planning permission).

The property lies on the edge of the semi-rural and much favoured village of Hengrave - only four miles north west of the fine Suffolk cathedral town of Bury St. Edmunds. The University City of Cambridge is easily reached via the A14 east-west major road link, which is accessed via neighbouring Risby village to facilitate commuting ease, and with the M11 providing a fast route to London. Reputable state and private schools (Culford School is only four miles), an eclectic range of high street and independent shops, and some the country's finest restaurants. They include Michelin star *Pea Porridge* and Guide featured *Maison Bleue*, *Bellota* and *Lark* - leisure facilities can be found within a short drive as are the majestic rambling Lackford Lakes and Cavenham Heath.

Downstairs

The scale and proportion offers a pleasing mix of formal and informal spaces conducive to modern living that spans 4,605 sq ft and seamlessly flows through a labyrinth of rooms and interconnecting open-plan areas.

Step inside this extraordinary Grade II-listed farmhouse and enter its welcoming and engaging reception hall with period corner cupboard and capacious cellarage below. A newly laid limestone floor blends well with the rustic wall treatments, exposing three layers to their original Georgian 'green hue'. Behind the retained aesthetic appearance is a whole history of changing fashions, tastes and techniques. The Chinese Chippendale style staircase anchors the space and pays homage to the home's historic roots, painted in *Mylands* 'French Green'. Either side are symmetrical reception rooms, one with a wood burner and the other with beautiful French windows - both showcase substantial exposed and restored original Georgian floorboards and timbers. There is a large cloakroom and boot room. An attractive brick wall of the inner hall leads to a utility room and through the exquisite Tudor stone archway to a snug, study and dining space. The tour culminates with the former farm shop wing built by Sir John Wood MP Bt: a light and uplifting newly converted kitchen with its cabinetry painted in a vibrant yellow, vaulted ceiling, skylights, spotlit timber oak roof trusses, French windows to the terrace and porch to the kitchen garden. Equipped with a stainless steel dual-fuel Rangemaster, the preparation surfaces are finished a sleek polished quartz while the unlacquered tap reflects the patina of age. Adjacent is the desirable large walk-in pantry with a sliding stable door and Belfast sink.









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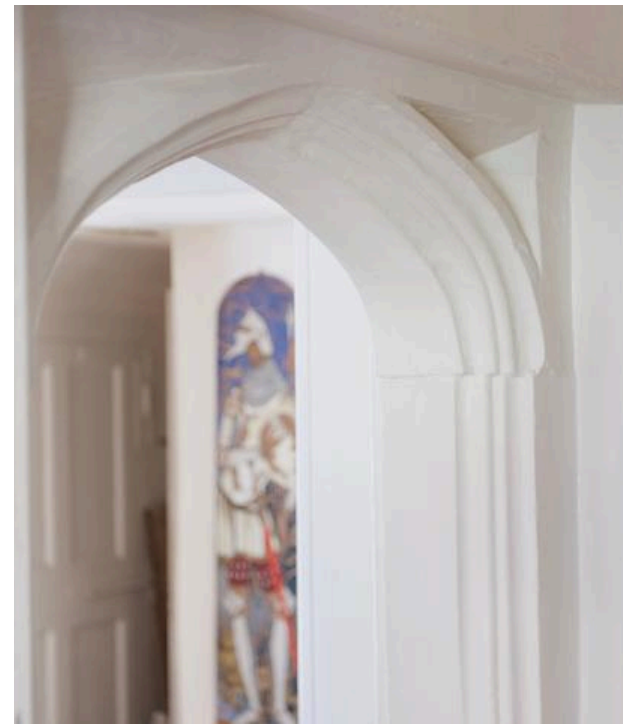
Upstairs

The layered interiors filled with warmth and character continue through to the upper floors. The split landing framed by the Chinese Chippendale-style staircase rises to two large symmetrical south-facing bedrooms. Both feature attractive cast iron basket fireplaces. While there is a further bathroom with a walk-in tiled shower and roll top bath, the principal suite has its own adjoining bathroom. You will also find a first floor laundry room.

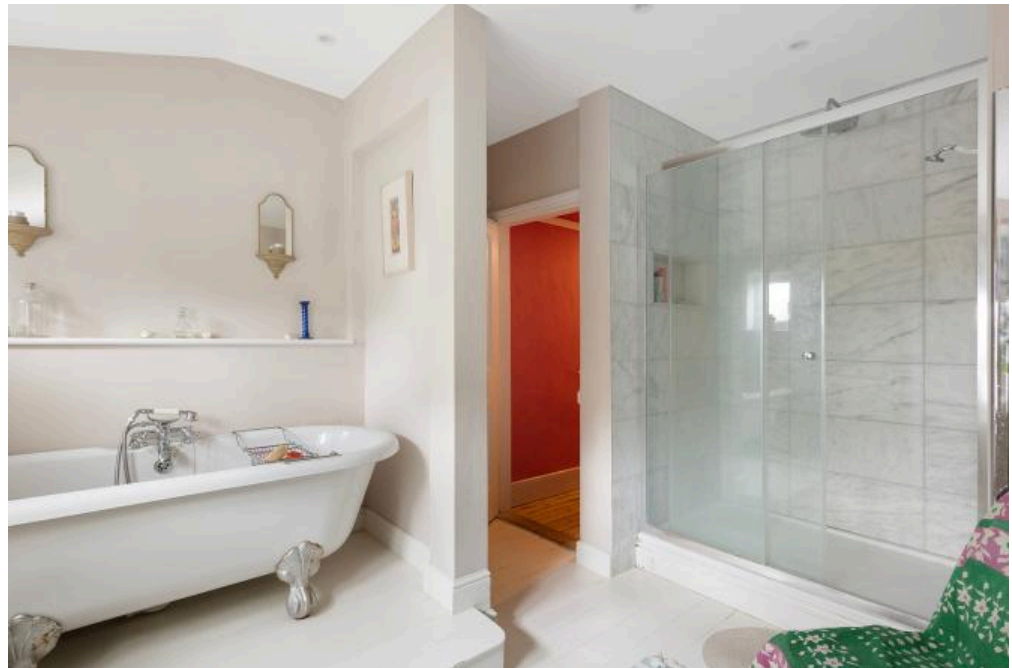
The rear wing of the home opens up to two further bedrooms served by a bathroom suite also comprising a large Carrera marble tiled walk-in shower and roll top bath. There is a stylish upcycled period mahogany marble top dresser cum vanity basin. A stairwell rises to the second floor with two large bedrooms, both with south-facing dormer windows. All of this is festooned with a multitude of period flourishes.











Floorplan



Approximate Gross Internal Area (GIA) = 5,185 sq ft (481.7 sq m)

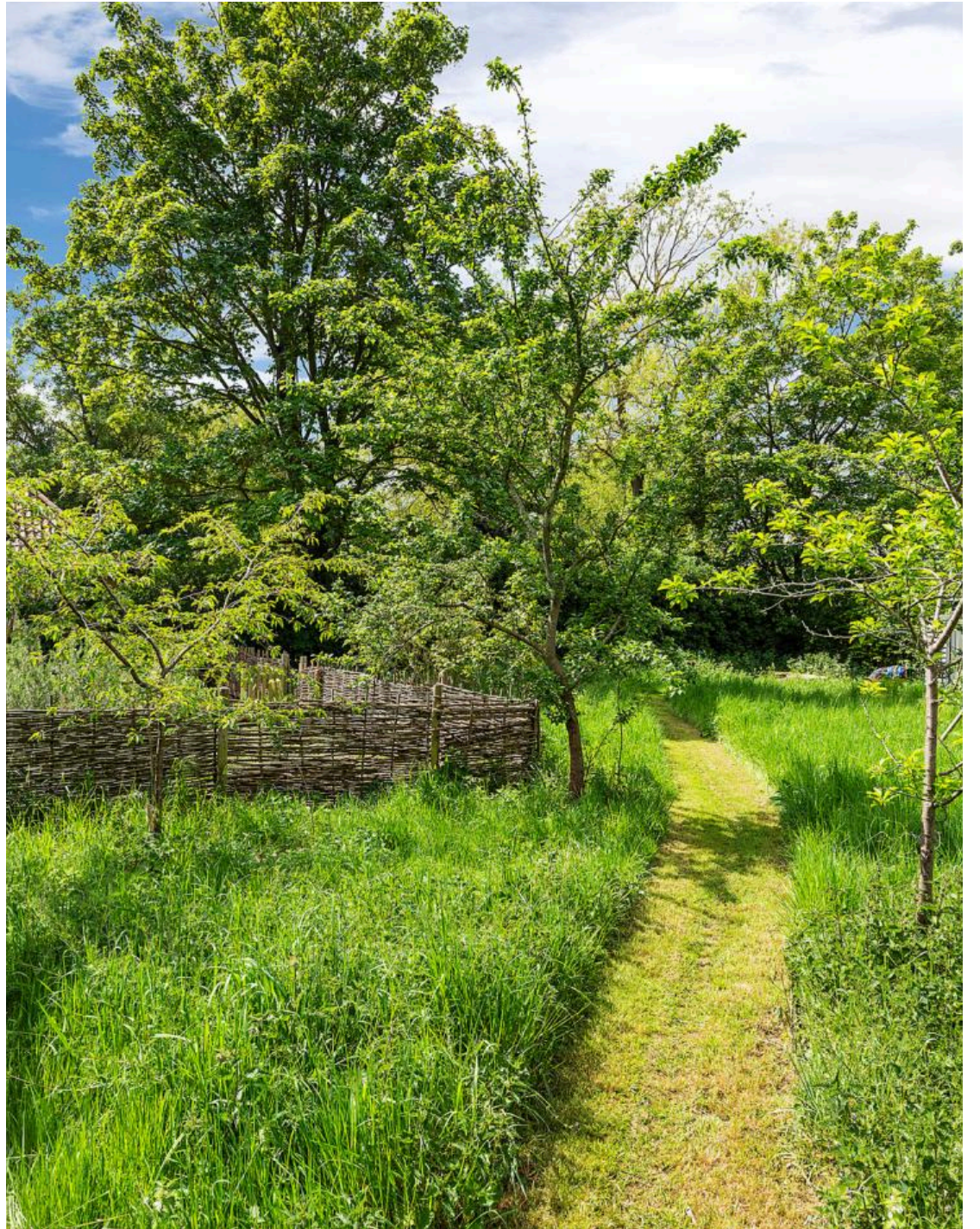
The Great Outdoors

As soon as you enter the drive of Grange Farmhouse you feel an immediate sense of calm. The property is approached along a sweeping shared driveway where a five-bar field gate opens up to a manicured lawn bound by an attractive brick and flint wall, with pleach hornbeam tree screening. To the rear is a large sun terrace that steps up to a formal lawn. An attractive Georgian gate loops back to the front of the property. There is a bountiful kitchen garden with raised beds, enclosed by hazel-woven fencing. A pathway leads through a tall hedgeline to reveal a beautiful wild meadow with far-reaching countryside views towards the River Lark on the horizon. The surrounding landscape is framed by mature trees and the bucolic gardens and grounds extend to approximately one acre.

An unconverted detached brick and flint barn has the potential for multi-generational living or the ideal work from home setup, as guest accommodation, office/studio, garaging (subject to planning permission).









Original 18th century handsome red brick façade with commemorative stone tablet celebrating its former owner, local aristocrat Sir Thomas Rokewood-Gage 5th Bt. Beautiful mature wisteria weaves over the three storey frontage.

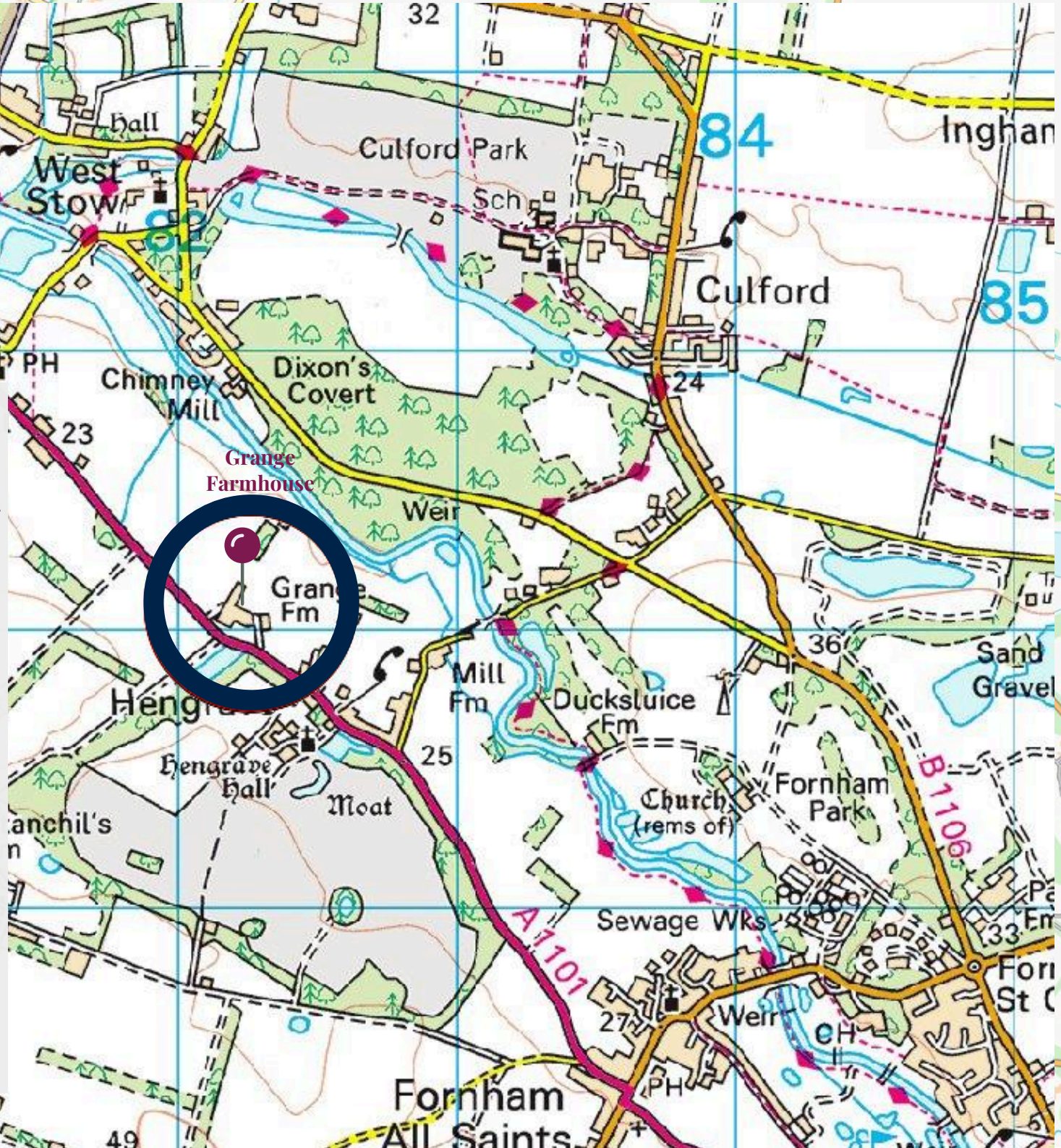
Ideal Location

ROAD

A14	3 Miles
Bury St Edmunds	3.5 Miles
Ipswich	31 Miles
Cambridge	30 Miles
Culford School	3.5 Miles
Stansted Airport	50 Miles
Aldeburgh	50 Miles

RAIL

Newmarket	20 mins
Ipswich	35 mins
Cambridge	40 mins
London Liverpool Street	1hr 55 mins



PROVENANCE

A commemorative stone tablet (*pictured below*) is proudly inset on the handsome front façade and inscribed 'T G 1777' in acknowledgement of Sir Thomas Rokewood-Gage Bt. (5th Baronet) 1720-1796 (*pictured right*), a descendant of one of the plotters of the notorious Gunpowder Plot of 1605 whose family's seat was neighbouring Hengrave Hall and who commissioned the building of Grange Farmhouse from the repurposing of materials following the demolition of the east wing of Hengrave Hall in 1775.

Much of the stone came from the neighbouring abbeys of Ixworth and Thetford (but not Bury which fell ruinous at a later date) were used to construct Hengrave Hall, built in 1525, which in turn were repurposed for the building of Grange Farmhouse and are most evident in the gable ends - one elevation incorporates a gargoyle - and ornate carving within (*pictured below right*).

For over a century Grange Farmhouse served the seat's agricultural endeavours until a wealthy cotton merchant, Sir John Wood MP Bt, acquired the entire estate in 1894 and put his stamp on the property with an extension in 1920. When the estate was sold and carved up in the 1950s, successive farming families made the property their home. As such it is Grade II listed denoting its architectural merit.



Portrait of Sir Thomas Rookwood Gage 5th Bt of Hengrave by John Theodore Heins, 1748



Agent's Notes:

TENURE

The property is available For Sale by private treaty on a FREEHOLD basis with vacant possession upon completion.

VIEWINGS:

Open House Days - Saturday 6th June and Friday 12th June 2026 between 10am and 4pm - reserve your viewing in advance by appointment through Whatley Lane.



RIGHTS OF WAY, WAYLEAVES & EASEMENTS

The sale is subject to all rights or support, public and private rights of way, water light, drainage and other easements, quasi-easements and wayleaves, all or any other lights rights, whether mentioned in these particulars or not.

LISTED STATUS

Due to the historic and architectural merit of Grange Farmhouse, the property holds a Grade-II listing status.

SERVICES

Mains water and electricity. Shared private drainage via a *Klargester Biodisc* servicing seven dwellings. Part oil-fired central heating. Service charge via managing estate office: Troston Farm Ltd for water and sewage (£700 per year). Shared driveway is maintained by seven dwellings and by mutual agreement.

LOCAL AUTHORITY

West Suffolk Council ([01284 763 233](tel:01284763233))
Council Tax Band F.



CLIMATE POSITIVE

We are conscious participants in the built environment, and rooted in the business is our tree planting mission.

For each sale and letting successfully completed, we cover the cost of tree planting by contributing part of our commission to worldwide reforestation projects through our impact partner: Ecologi.

*We're in the
business of doing
good business.*

- James Sawyer, Director of Whatley Lane

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property sold or let.**



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**your
WORLD**

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