Arncliffe
Drinkstone, Suffolk.

DAVID
BURR

Arncliffe, Gedding Road, Drinkstone, IP30 9TF

Drinkstone is a quiet, unspoilt village surrounded by beautiful countryside and a wonderful network of footpaths, situated in the heart of mid-Suffolk. Located approximately 6 miles southeast of Bury St Edmunds and 7 miles from Stowmarket, the village offers a peaceful rural lifestyle while remaining accessible to nearby towns. The community is active and welcoming, with a village hall hosting various clubs and activities. The surrounding area is characterised by arable farmland, much of which has been reclassified for equestrian use, contributing to the picturesque landscape.

Set within the heart of the highly regarded village of Drinkstone, Arncliffe is a substantial and highly versatile detached family home offering beautifully balanced accommodation extending to approximately 1,922 sq ft, all set within grounds approaching an acre with adjoining woodland. The property combines the feel of a private countryside retreat with the convenience and community of village life.

Combining generous and flexible accommodation with exceptional grounds, privacy and a truly tranquil setting, Arncliffe represents a rare opportunity to enjoy village life with the feel of a private countryside retreat.

Key Features

- Approximately 1,922 sq ft of Versatile Accommodation
- Highly Regarded Suffolk Village of Drinkstone
- Grounds Approaching One Acre
- Four Bedrooms with Flexible Layout
- Two Ground Floor Bedrooms and Bathroom
- Two First Floor Bedrooms and Shower Room
- Quality Modern Fitted Kitchen with Patio Doors
- Spacious Sitting Room with Log Burner
- Snug / Study with Conservatory Access
- Conservatory Overlooking the Garden
- Woodland Area with Charming Cabin
- High Degree of Privacy and Seclusion
- Generous Gravel Driveway with Ample Parking
- Convenient Access to Bury St Edmunds and Surrounding Villages

Approached via a generous gravel driveway providing ample off-road parking, the house offers a welcoming first impression, with a large reception hall creating an immediate sense of space and setting the tone for the generous proportions found throughout.

At the heart of the home lies a quality modern fitted kitchen, well-appointed with an extensive range of wall and base units, ample work surfaces and space for appliances. Patio doors open directly onto the garden, making this an ideal space for everyday family living and entertaining, with the garden becoming a natural extension of the house during the warmer months.

The spacious sitting room is warm and inviting, centred around an open fireplace with log burner and enhanced by sliding patio doors opening onto the rear garden, creating a wonderful connection between the house and the grounds.

Further versatile living space is provided by a snug / study, ideal as a home office, reading room or quieter retreat. From here, doors open into the delightful conservatory, which in turn leads out onto the patio and garden

beyond, offering a peaceful space to relax while enjoying views across the grounds throughout the year.

One of the key strengths of Arncliffe is its adaptable bedroom layout. The property offers four bedrooms, with two located on the ground floor alongside a bathroom, making the home ideally suited to multi-generational living, visiting guests or those wishing to future-proof their accommodation. The first floor provides two further bedrooms, including a generous principal bedroom, served by a shower room.

Outside

The gardens extend to approximately one acre and provide an exceptional degree of privacy and seclusion, with mature planting and established boundaries creating a tranquil, sheltered setting. Beyond the main garden lies an attractive woodland area, within which sits a charming cabin — an idyllic retreat, perfect for working from home, hobbies or simply enjoying the surrounding nature.

Drinkstone is a particularly sought-after Suffolk village, known for its strong sense of community, popular public house and access to well-regarded schooling. The village is well placed for Bury St Edmunds and surrounding market towns, offering an excellent balance of rural living with everyday convenience.

SERVICES: Mains water, electricity, oil fired central heating and mains drainage.

NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: Mid Suffolk District Council – Band E.

EPC RATING: E.

BROADBAND AND MOBILE: Please see our website and Ofcom.org.uk

VIEWING: Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

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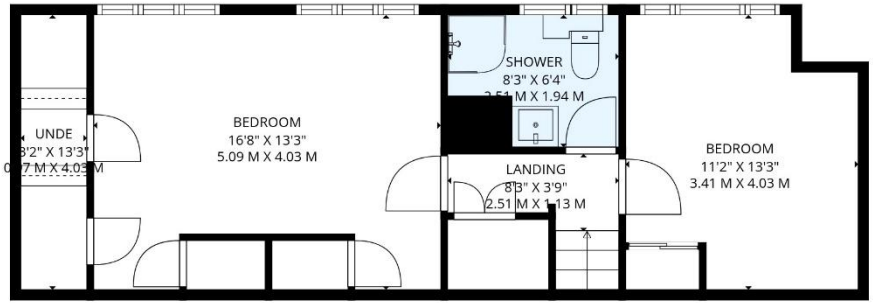
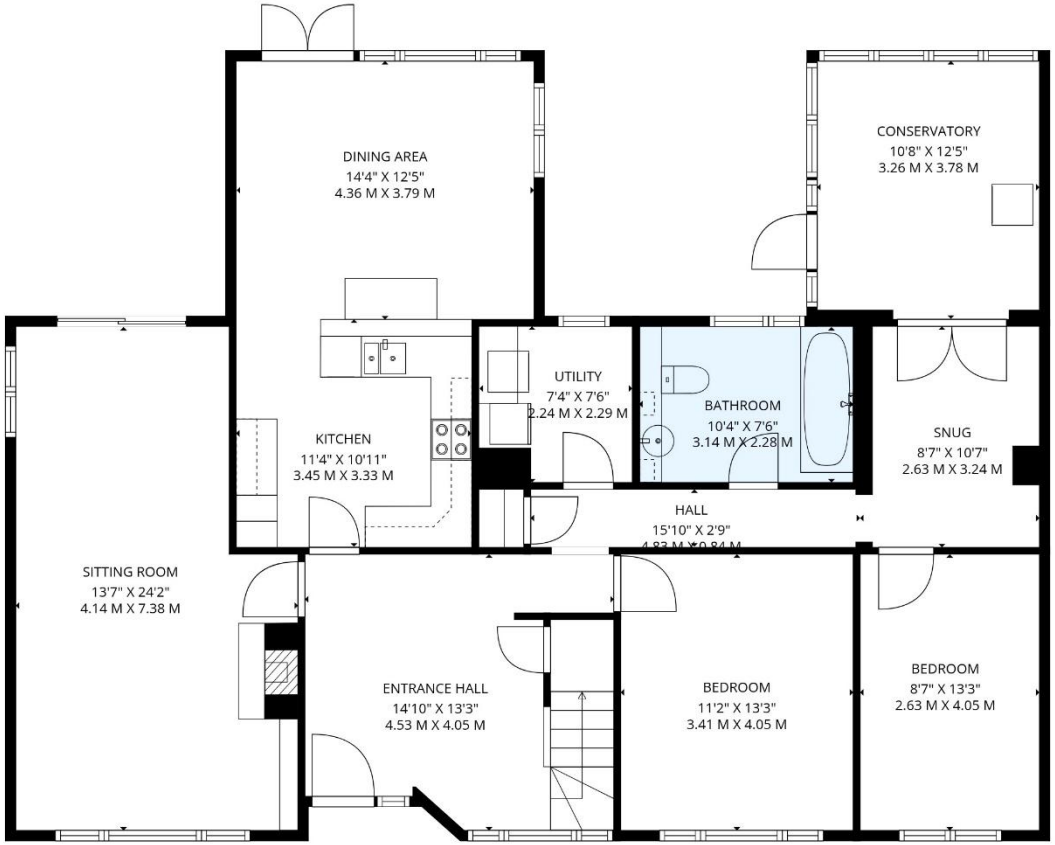


2ND FLOOR



1ST FLOOR

TOTAL: 1922 sq. ft, 178 m2

1st floor: 1446 sq. ft, 134 m2, 2nd floor: 476 sq. ft, 44 m2

EXCLUDED AREAS: UTILITY: 55 sq. ft, 5 m2, LOW CEILING: 47 sq. ft, 4 m2, WALLS: 156 sq. ft, 14 m2