



**Grove Farm, The Street, Worlington IP28 8RU**

**Offers Over £500,000**

**MA**  
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# Grove Farm, The Street, Worlington IP28 8RU

A detached bungalow offered for sale with the distinct advantage of no onward chain, in need of some modernisation set in 0.7 of an acre surrounded by paddocks and scenic views in the highly sought after village of Worlington.

Worlington is a small historic village in Suffolk, England, nestled on the River Lark southwest of Mildenhall. Recorded in the Domesday Book (1086), it boasts a medieval church with ancient bells and a 16th-century manor, Worlington Hall. Home to the renowned "Sacred Nine" Royal Worlington & Newmarket Golf Club, a welcoming pub, and a close-knit community of around 550 residents.

Accommodation is spacious throughout and includes a living room, dining room, kitchen/breakfast room, sun room, four bedrooms and a bathroom.

Outside there are four stables, tack room and a large garage. The property is set in approximately 0.7 acres and is mostly laid to lawn with established flower and shrub borders.

A rare opportunity to purchase and renovate a forever home in an idyllic location.

## Entrance Hall

Attractive wooden parquet flooring with doors leading to kitchen, living room, inner hallway and cloakroom. Built-in storage cupboard.

## Kitchen 14'0" x 12'0" (4.27m x 3.66m)

Country style kitchen with a range of matching eye and base level cupboards with worktop over. Stainless steel 1 1/3 bowl sink and drainer with mixer tap over. Integrated eye level double oven. Inset electric hob with extractor over. Window to rear aspect. Opening to breakfast room. Doors to dining room, utility room and entrance hall.

## Breakfast Room 18'4" x 12'10" (5.60m x 3.93m)

Spacious, light room with dual aspect windows. Opening to kitchen. Tiled flooring. Radiators. Opening to kitchen. Half glazed door to garden. Door to inner lobby.

## Inner Lobby

With doors to breakfast room, bathroom and rear garden. Built-in storage cupboards.

## Utility Room

With doors leading to kitchen and inner lobby.

## Living Room 20'10" x 17'11" (6.36m x 5.48m)

Spacious room with dual aspect windows. Attractive feature fireplace with exposed brick surround, mantel and tiled hearth. Radiators. Doors to dining room and entrance hall.

## Dining Room 20'0" x 15'2" (6.10m x 4.63m)

Expansive room with dual aspect windows. Attractive wooden parquet flooring. Radiators. Glazed double doors to study/sunroom. Doors to living room and kitchen.

## Sun Room/Study 19'11" x 9'11" (6.09m x 3.04m)

Spacious, light room with dual aspect windows. French door leading to garden. Radiators. Glazed double doors to dining room.

## Inner Hallway

With window to front aspect. Doors to all bedrooms and entrance hall.

## Bedroom 1 13'11" x 12'7" (4.25m x 3.84m)

Spacious double bedroom with window to the rear aspect. Radiator. Door to hallway.

## Bedroom 2 15'1" x 10'0" (4.62m x 3.05m)

Spacious double bedroom with window to the front aspect. Radiator. Door to hallway.

## Bedroom 3 12'11" x 9'11" (3.94m x 3.03m)

Spacious double bedroom with window to the rear aspect. Radiator. Door to hallway.

## Bedroom 4 9'9" x 7'8" (2.98m x 2.36m)

Well proportioned bedroom with window to the side aspect. Radiator. Door to hallway.

## Bathroom

White suite comprising low level W.C., pedestal hand basin, panelled bath and generous walk-in shower. Tiled to all wet areas. Obscured window. Door to inner hallway.

## Cloakroom

White suite comprising low level W.C. and handbasin. Door to entrance hall.

## Summer House

Spacious summer house with double doors leading to garden.

## Garage 32'2" x 18'4" (9.81m x 5.60m)

## Outside

Charming garden mainly laid to lawn with a courtyard seating area with door leading to inner lobby. Attractive pergola walkway leading to a part walled garden with a variety of columns. Large timber shed. Further timber shed. A variety of mature shrub and tree planting. Gravel driveway, providing off road parking for several cars. Double five bar gates leading to further gravelled area and stable block/garage. Approximately 0.7 acres.

## Stable Block/Storage x 4 12'5" x 9'4" (3.79m x 2.85m)

Former stables offering a variety of uses.

## Storage 15'8" x 12'2" (4.80m x 3.72m)

Spacious storage shed offering a variety of uses.

## PROPERTY INFORMATION

EPC - D

Tenure - Freehold

Council Tax Band - E (west Suffolk)

Property Type - Detached Bungalow

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 199 SQM

Parking - Driveway & Garage

Electric Supply - Mains

Water Supply - Mains

Sewerage - Cesspit

Heating sources - Oil

Broadband Connected - tbc

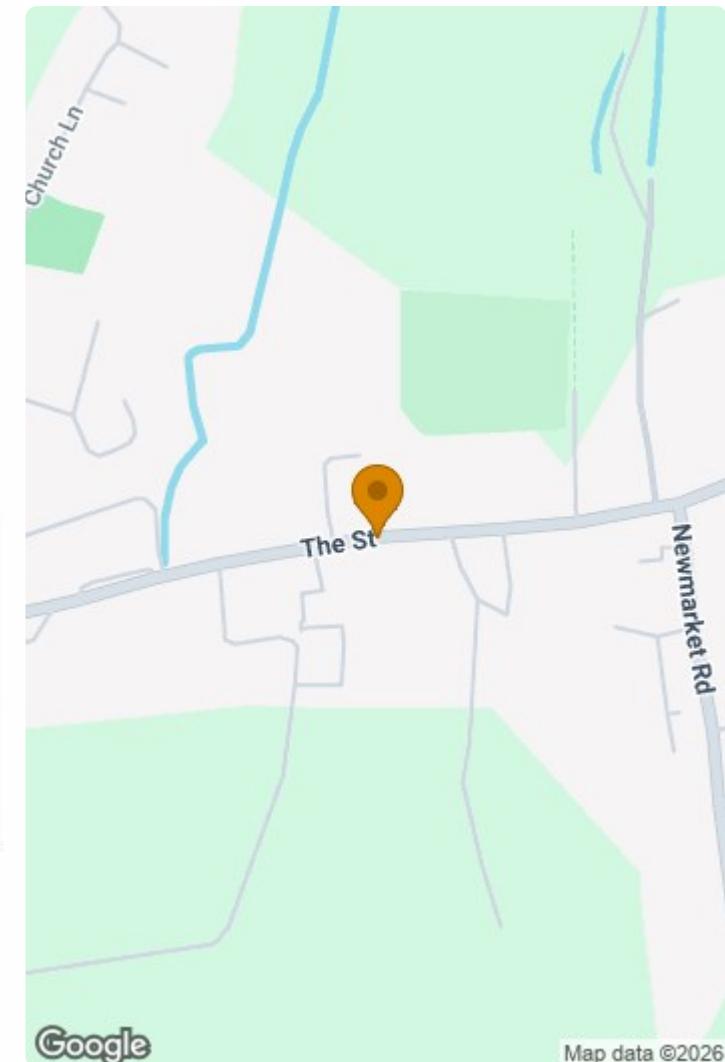
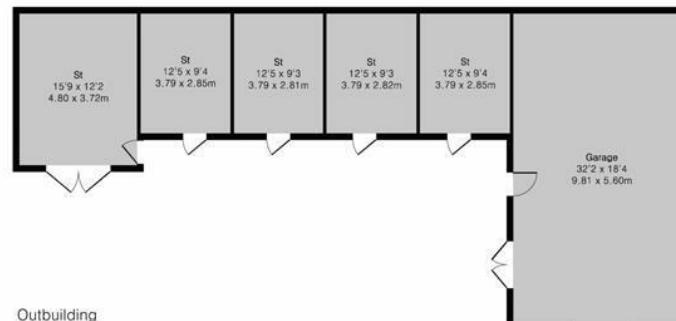
Broadband Type - Superfast available, 47Mbps download, 12Mbps upload

Mobile Signal/Coverage - Ofcom advise likely on all networks

Rights of Way, Easements, Covenants - None that the vendor is aware of

**Approximate Gross Internal Area 2160 sq ft - 201 sq m  
(Excluding Outbuilding)**

Outbuilding Area 1268 sq ft - 118 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		56	73
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		56	73
England & Wales		EU Directive 2002/91/EC	

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