



Brands Lane

Melon Green | Whepstead | Bury St. Edmunds | IP29 4TH

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## Lark Rise

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Beautifully positioned detached country home in over an acre with far-reaching views, landscaped gardens, paddock and stables. Offering spacious four-bedroom accommodation, double garage and superb privacy, all within easy reach of Bury St Edmunds.





# Step Inside

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Lark Rise is an elegant, detached country residence occupying a wonderfully private semi-rural setting on the edge of sought-after Whepstead, enjoying far-reaching views across open countryside. Thoughtfully extended and beautifully maintained, the property offers substantial, light-filled accommodation arranged to suit both relaxed family living and formal entertaining.

At the heart of the home is a superb dual-aspect sitting room, where a wood-burning stove forms an inviting focal point and French doors open directly onto the gardens, seamlessly connecting the interior with its picturesque surroundings. A separate dining room provides a refined setting for entertaining, while a versatile study area offers ideal work-from-home space. The well-appointed kitchen/breakfast room is fitted with an extensive range of quality solid oak cabinetry, integrated appliances and generous preparation space, creating a practical yet sociable hub of the home, complemented by a substantial utility room and stylish ground floor shower room.

To the first floor, four beautifully proportioned bedrooms offer comfortable and flexible accommodation, with the principal rooms enjoying attractive countryside views, all served by a contemporary family bathroom with both bath and separate shower.

Enhanced by oil-fired central heating, solar photovoltaic panels and double glazing, the property successfully combines charm, comfort and energy efficiency, creating a wonderfully balanced country home of considerable warmth and character.





# Step Outside

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Set within just over an acre of beautifully curated grounds, Lark Rise enjoys an exceptional outdoor offering perfectly suited to both lifestyle and leisure.

Approached via a private shingled driveway with detached double garage, the property is framed by landscaped gardens, mature trees and sweeping lawns, with a sheltered south-facing terrace providing an idyllic setting for outdoor entertaining.

Beyond the formal gardens lies a productive kitchen garden with greenhouses and fruit trees, while a fenced paddock and twin stable block offer excellent equestrian or smallholding potential.

A secondary access from Brands Lane, together with areas of wild planting and uninterrupted countryside views, further enhance the sense of space, privacy and connection to the surrounding landscape. Combining refined gardens, practical outbuildings and rural versatility, the grounds are a defining feature of this exceptional Suffolk home.



## Location

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The highly regarded village of Whepstead lies amidst the rolling Suffolk countryside, approximately five miles south-west of the historic market town of Bury St Edmunds, offering an appealing balance of rural tranquillity and everyday convenience. Rich in character and history, the village is centred around the striking St Petronilla's Church and enjoys a strong sense of community, complemented by the well-regarded The White Horse village pub. Surrounded by unspoilt countryside and close to the renowned Bradfield Woods nature reserve, the area is ideal for walking, riding and outdoor pursuits. Nearby Bury St Edmunds provides an excellent range of amenities including independent shops, restaurants, schooling and leisure facilities, together with a rich cultural and architectural heritage, making Whepstead a particularly desirable setting for those seeking village charm with easy access to a thriving Suffolk town.



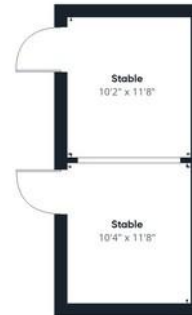
Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3

Approximate total area<sup>m</sup>  
2436 ft<sup>2</sup>  
Reduced headroom  
77 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Services

- Mains electric & water
- Drainage is via a treatment plant
- Oil central heating
- EPC – D
- Council tax band – E
- Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	68 D
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. In internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Registered Address:- Chiltern House, 36 High Street, Brandon, IP27 0AQ.



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