The Street, Pakenham

Sheridans

BREAD

The Street, Pakenham IP31 2JX

Offers Over £600,000

Elegant 18th century former farmhouse with range of outbuildings and walled garden, enjoying a prominent setting in the heart of the picturesque village of Pakenham

Listed grade II as being of particular historical and architectural interest and dating back to the 18th century (with possible earlier origins), this elegant village house has been a much loved family home owned by the same family for over 50 years. The house retains many original features and offers further potential to update including potential to convert an excellent range of outbuildings and former stables within walled gardens (subject of course to planning and listed building consent).

The accommodation currently in brief comprises a central door with segmental open pediment and solid brackets to a large reception hall with original staircase to first floor and opening to the typical farmhouse kitchen, fitted with an extensive range of units with range oven set within a large Inglenook fireplace. Wooden flooring is retained, as well as two sash windows providing delightful views of Pakenham.

Impressive Lounge leading off the entrance hall with marble fireplace and sash window to front. The sitting room is a large reception room, full of personality and thought to be the earliest section of the house, retaining many original exposed beams and large Inglenook fireplace with log burner and door to cellar with more recent boiler and brick floor. The garden room is a versatile reception, used as a dining room with tiled floor and French doors to the garden. A large utility room and upgraded wet room, completes the ground floor accommodation.

On the first floor is a spacious landing, leading to the five double bedrooms with views of Pakenham served by a modern family bathroom with bath and separate shower.

Outside
A pair of timber gates and a further pedestrian gate, open to brick and flint walled gardens providing the occupants with an excellent degree of privacy. The gardens are mostly laid to lawn with a terrace ideal for entertaining. The range of outbuildings, previously used as stables, provide additional storage space and subject to planning permission and listed building consent, may provide further scope and potential for conversion into home office/studio etc.

Location
The house is somewhat of a landmark house situated in a prominent, elevated position in the centre of this desirable and picturesque village, with its local amenities including stores/post office, village hall, parish church and best known for its two historic mills, a Watermill and Windmill. Pakenham also offers a toddler group, various events throughout the year including wine tasting and the local public house (The Fox). Pakenham is situated approximately six miles to the north east of the historic market town of Bury St Edmunds and provides excellent access to the A14 dual carriageway linking the east coast ports, Newmarket, Cambridge and London via the M11 motorway.

Directions
When entering the village from the direction of Great Barton/Bury St Edmunds, the house will be found on the right hand side at the top of The Street.

What Words///calendars.erase.fatter

- 18th century former farmhouse in prominent setting within sought after village
- Grade II listed
- Private walled gardens
- Excellent range of outbuildings/former stables
- Wealth of original features
- Reception hall, cellar, utility
- Sitting room, dining room
- Family room, farmhouse kitchen
- No onward chain
- Five bedrooms, bathroom, shower room

Services
Mains electricity, water and drainage. Oil fired radiator central heating.
Council Tax: West Suffolk Band: G
Broadband speed: Up to 1000 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: No Risk

These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

Sheridans Estate Agents

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