



West Glebe, Risby, Suffolk

Sheridans



West Glebe, School Road Risby, Suffolk, IP28 6RQ

An exceptional architecturally designed residence, originally constructed in the 1960s and subsequently transformed through a comprehensive programme of extension and renovation. This remarkable one-off home combines striking contemporary architecture, sophisticated interiors and an enviable setting within the highly sought after village of Risby.

Offering an outstanding standard of finish throughout, the property is perfectly suited to discerning buyers seeking a truly individual home of style, substance and exceptional versatility. Offered with no onward chain, this is a rare opportunity to acquire a residence of such distinction.

Approached via a sweeping private driveway, the impressive entrance immediately sets the tone. A spacious reception area features elegant tiled flooring, which flows seamlessly throughout much of the ground-floor accommodation. A bespoke pivoting glass door, framed by expansive glazed windows, leads into a dramatic entrance hall incorporating a beautifully designed seating nook and discreet, concealed storage. At the heart of the home lies the spectacular bespoke kitchen an exquisite space designed equally for culinary excellence and effortless entertaining. Floor-to-ceiling cabinetry provides an abundance of beautifully integrated storage and incorporates premium Neff ovens, an integrated fridge and freezer, and integral larder cupboard. The impressive central island forms a natural focal point, featuring further storage, an integrated hob and in built extractor, together with seating for relaxed informal dining and socialising. The kitchen flows effortlessly into the impressive open plan sitting and dining room, creating a wonderfully light, spacious and sociable environment. A bespoke room divider and striking feature media wall add architectural interest, while extensive glazing and sliding doors draw the beautifully landscaped gardens into the living space and provide a seamless connection between indoors and out.

The ground floor accommodation includes four generously proportioned double bedrooms, three of which benefit from luxurious ensuite facilities, together with a further stylish shower room accessed from the main hall. The principal bedroom suite, occupying the first floor, provides an exquisite private retreat. A dedicated dressing area with stunning ensuite bathroom designed with the atmosphere of a boutique hotel. The luxurious walk in shower features two separate shower fittings and is flanked on either side by elegant wash hand basins, complemented by a beautiful freestanding bath to create a sophisticated and indulgent space in which to unwind. Every element of this exceptional home has been thoughtfully considered, from its striking architectural design and bespoke detailing to its superb specification and seamless relationship with the gardens. A rare combination of contemporary elegance, generous accommodation and sophisticated indoor to outdoor living, this outstanding residence represents a truly rare opportunity in one of the area's desirable village settings.

Garden & Grounds

The property is approached via a private driveway secured by impressive double gates, providing extensive off-road parking for several vehicles and creating an immediate sense of privacy and exclusivity. A detached carport building complements the main residence and has been finished to an equally high standard. It incorporates a secure, lockable storage area, with the additional flexibility and scope to install garage doors if required. The gardens provide a wonderfully peaceful and private setting, creating a tranquil retreat with beautifully considered landscaping surrounding the property on all sides. Raised planting beds lead elegantly towards the house, while a series of sophisticated tiled patios provide exceptional spaces for outdoor entertaining and relaxation. Feature walls add architectural definition and complement the contemporary design of this home. The gardens combine generous areas of lawn with beautifully stocked borders, incorporating an impressive selection of specimen plants, mature shrubs and carefully considered planting. To the rear, a further fully enclosed garden provides a secluded and secure outdoor space, perfectly suited to quiet enjoyment, entertaining and al fresco dining. Together, the grounds create a seamless extension of the home's exceptional interiors, offering a rare blend of privacy, contemporary landscaping and versatile living.

Setting

The house is situated within a conservation area in the very heart of the village, enjoying a peaceful and highly desirable setting within this sought-after Suffolk community. Risby is a highly regarded village positioned just to the west of Bury St Edmunds, offering a wonderful sense of community while remaining conveniently placed for a comprehensive range of amenities, schooling and transport connections. Surrounded by beautiful Suffolk countryside, the village provides an appealing balance of rural tranquillity and everyday convenience. The location is particularly attractive to families seeking a peaceful village environment and access to schooling, as well as professionals and commuters requiring convenient connections to Bury St Edmunds, Cambridge and London. The property's proximity to the A14 provides excellent road connectivity along with the rail network offering connections towards Cambridge, London and further afield.

Services

Mains water and electricity. Oil fired central heating with underfloor heating. Private drainage.

Council Tax: West Suffolk Band: F

Broadband speed: Up to 1800 mbps available (Source Ofcom)

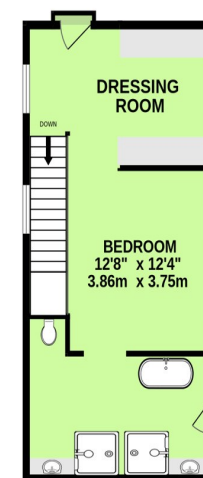
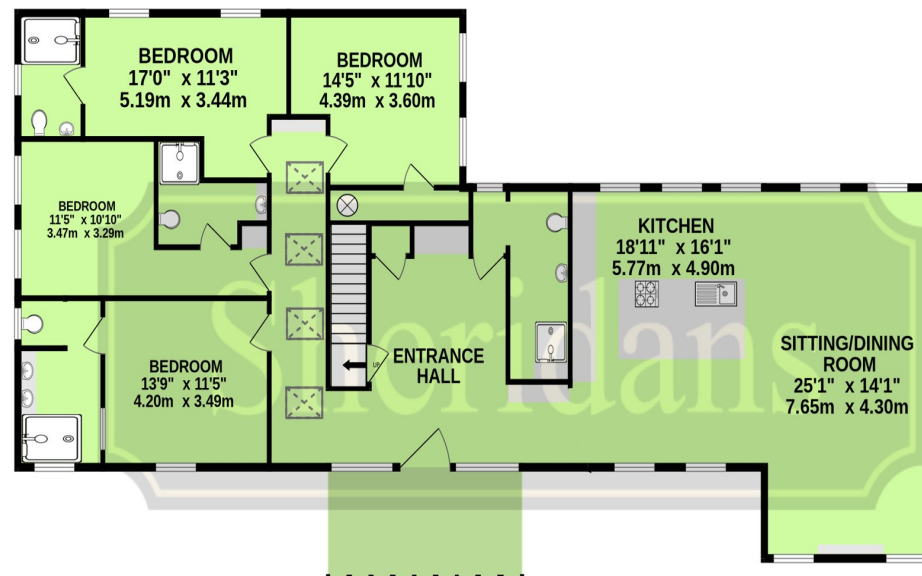
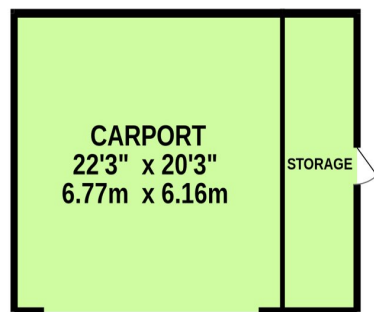
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Flood Risk: No Risk



GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 2648sq.ft. (246.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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