



**South East Lodge,  
Whepstead, Suffolk.**

**DAVID  
BURR**



# SOUTH EAST LODGE, WHEPSTEAD, BURY ST. EDMUNDS, SUFFOLK. IP29 4ST

Whepstead is an attractive, widespread rural village with the Norman parish church of St Petronilla and village pub. The cathedral town of Bury St. Edmunds lies about 5 miles north and provides a very comprehensive range of services and amenities. The A14 trunk road is about 4 miles and this provides fast access to Cambridge, Ipswich, Stansted Airport and London via the M11. Just 15 miles away is the town of Newmarket, world famous as the headquarters of British horseracing. The town is Britain's largest racehorse training centre and some of the finest racing in the world is seen on Newmarket's two racecourses.

This charming Grade II Listed semi-detached cottage occupies a wonderful rural setting whilst retaining quick access to local road and rail links. The versatile accommodation offers considerable character (fireplaces, exposed beams, leaded glass windows, etc) and is offered with no onward chain. Further benefits include a large outbuilding, extensive parking and established grounds. **In all about 1.43 acres.**

## A splendid Grade II Listed cottage within about 1.43 acres.

**ENTRANCE HALL:** An inviting area with a pretty leaded glass window, tiled floor and recessed **cloaks hanging area** complete with useful boot storage below. Doors to:-

**SITTING ROOM:** A charming room, full of character with exposed floorboards running throughout, exposed ceiling beams, pretty leaded glass windows, open fireplace with attractive brickwork, oak mantle and tiled hearth. Useful storage cupboard.

**BEDROOM 4/STUDY:** A versatile space, accessed via a set of handmade oak framed folding doors that create a 7'5" wide opening and offering potential to be a dining room, snug, etc. Pretty lead glass window, tiled floor and storage cupboard.

**GARDEN ROOM:** A stunning addition with a large glass atrium and walls of glass providing lovely views over the garden, a set of double doors open on to terracing. There is an attractive tiled floor and raised contemporary fireplace.

**DINING ROOM:** A versatile space, just off the kitchen/breakfast room making an ideal day room with its attractive pamment tiled floor, pretty

leaded glass windows and enjoying views over the garden with countryside beyond.

**KITCHEN/BREAKFAST ROOM:** With field views and finished with an extensive range of handmade solid wood units and thick Granite worktops that incorporate a twin bowl sink unit with mixer tap over. Space/point for electric/gas range.

**UTILITY ROOM:** A useful room with plumbing for dishwasher and washing machine. Space for tumble dryer. Hand built storage cupboard and space for full height fridge and freezer.

**Rear Hall:** With terracotta tiled floor, door to garden and doors to:-

**BEDROOM:** A versatile space that could be another reception room, snug, etc. Pretty leaded glass windows provide views over the garden and there is a large shelved walk-in wardrobe.

**SHOWER ROOM:** With attractive tiling, large double shower cubicle, heated towel rail, WC and wash hand basin with storage below.

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## First Floor

**BEDROOM:** Enjoying far reaching field views, built-in light oak fronted wardrobes and storage cupboard. Pitch pine floorboards run throughout.

**ENSUITE:** Luxuriously finished with attractive wall and floor tiles, large shower area, separate roll top ball and claw foot bath, contemporary radiator, WC and vanity unit with marble top inset sink and storage below.

**BEDROOM:** Enjoying far reaching field views. Useful storage cupboard a, walk-in wardrobe with fitted hanging rails and shelving.

## Outside

A large sweeping gravel drive provides extensive **OFF-ROAD PARKING** for a number of vehicles and is bordered by the generous front garden with its large expanse of lawn. The main area of garden has meandering pathways bordered by well stocked colourful beds, expanses of lawn and stunning trees. There is a glass enclosed terrace designed with entertaining/dining Alfresco in mind complete with external lighting and power points.

**OUTBUILDING:** A versatile space with good natural light, high ceilings and light and power connected. Offering potential to be an office, gym, workshop or converted to utilise as guest accommodation (subject to the necessary required planning consents) with additional parking and its own vehicular access.

**In all about 1.43 acres**

**SERVICES:** Main electricity and water are connected. Shared septic tank drainage. Oil fired heating. **NOTE:** None of these services have been tested by the agent.

**LOCAL AUTHORITY:** West Suffolk Council: 01284 763233. Council Tax Band: E.

**EPC RATING:** F.

**BROADBAND SPEED:** Up to 1800 Mbps (Source Ofcom).

**MOBILE COVERAGE:** Three, 02, Vodaphone and EE – variable outdoor. (Source Ofcom).

**NOTE:** David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

**WHAT3WORDS:** ///mulled.cuts.eggshell.

**VIEWING:** Strictly by prior appointment only through DAVID BURR Bury St Edmunds 01284 725525.

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

# Rede Road, Whepstead, Bury St. Edmunds, IP29



Approximate Area = 2000 sq ft / 185.8 sq m

Outbuilding = 579 sq ft / 53.7 sq m

Total = 2579 sq ft / 239.5 sq m

For identification only - Not to scale



