

DAVID BURR

Apple Acre, Ingham Road, West Stow, Suffolk.







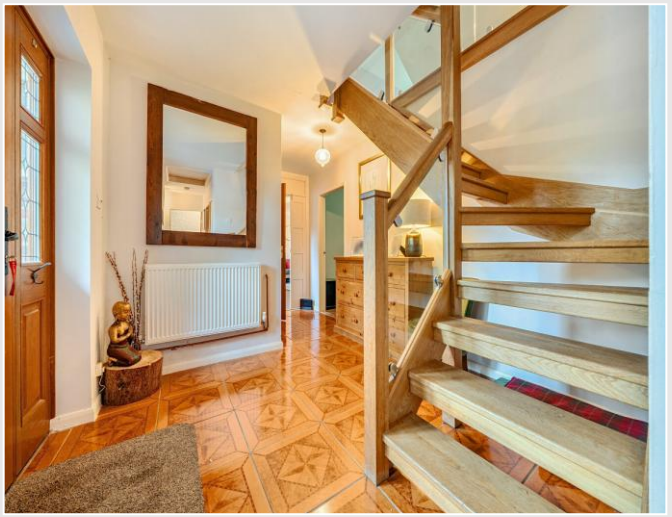


Apple Acre, Ingham Road, West Stow, Suffolk.

A substantial and versatile four/five bedroom detached home occupying approximately 1.3 acres of mature grounds, with extensive parking and a detached workshop within easy reach of Bury St Edmunds.

Location: West Stow is a sought-after village approximately six miles from Bury St Edmunds, close to the Culford Estate and revered independent school. The surrounding countryside offers excellent walking opportunities, whilst Bury provides extensive shopping, dining, schooling and leisure facilities, with access to the A14.

- Substantial detached home close to Bury St. Edmunds.
- Approximately 1.36 acres of mature, private grounds.
- Spacious kitchen/breakfast/family room.
- Principal suite with dressing room and en-suite.
- Close to Culford school.
- Drawing room with log-burning stove.
- First-floor sitting area, study space and separate playroom/den.
- Large utility/boot room ideal for countryside pursuits.
- Detached outbuilding currently used as a workshop.
- Private entrance with extensive parking.











THE PROPERTY

Offering generous and highly adaptable accommodation arranged over two floors, this substantial family home combines spacious reception areas with four double bedrooms, an integral garage and a detached outbuilding which can serve a multitude of purposes, without interfering with the principal residence.

The property provides an excellent opportunity to create a home tailored to individual requirements, particularly well-suited to family living with notable features including a glazed drawing room overlooking the rear gardens, a particularly impressive boot/mud room, a kitchen/breakfast/living room and a striking first floor sitting room.

The entrance hall features a bespoke oak staircase and provides access to the reception rooms and a separate ground-floor bedroom wing. A spacious kitchen/breakfast/family room forms a natural hub for the house, with extensive fitted cabinetry, an island incorporating breakfast seating and French doors opening onto the rear terrace. The adjoining boot/mud/utility room is extremely impressive in size, with external access and a connecting door to the integral garage which would suit those with pets or countryside interests.

The drawing and dining rooms are linked by a broad opening, creating a sociable arrangement suited to both everyday living and entertaining. Oak flooring extends through both areas, whilst a log burning stove provides a focal point to the drawing room. Near floor to ceiling glazing and French doors frame views across the garden and connect the accommodation with the terrace creating a wonderful impression of space.
Three ground-floor double bedrooms, each with fitted wardrobe storage, are served by a shower room, with a separate cloakroom completing this level.

Upstairs, a generous galleried landing provides access to the first floor sitting room (which could be adapted to become another large bedroom), where a partly-glazed gable-end offers elevated views of the grounds. A separate playroom/den adds further flexibility and could become a further bedroom suite subject to the relevant permissions. The sleeping accommodation is completed by a principal bedroom suite comprising a double bedroom, an adjoining dressing room/study and an en-suite bathroom with separate shower.

Outside, a private entrance opens onto an extensive driveway providing ample parking and turning space. The gardens are among the most attractive features of the property, with grounds extending to approximately 1.36 acres, incorporating sweeping lawns, established planting and lightly wooded areas that provide privacy and an attractive backdrop. A broad terrace offers space for outdoor dining and entertaining on a large scale, whilst the substantial detached outbuilding, currently used as a workshop, provides valuable additional space which could be adapted to offer ancillary accommodation subject to the relevant permissions.

POSTCODE: IP28 6EX

WHAT3WORDS: ///farmland.covey.terribly

LOCAL AUTHORITY: West Suffolk Council: 01284 763233.

COUNCIL TAX: Band E

IMPORTANT AGENTS NOTES: The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

VIEWING: Strictly by prior appointment only through DAVID BURR – (01284) 725525.

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



Material Information

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LOCAL AUTHORITY: West Suffolk Council: 01284 763233.

COUNCIL TAX BAND: E

EPC RATING: D

PROPERTY POSTCODE: IP28 6EX

TENURE: Freehold

CONSTRUCTION TYPE: Brick

COMMUNCIATION SERVICES: Broadband Speed: Up to 5500 Mbps (source Ofcom).
Mobile Coverage: Three, 02 and Vodafone – outdoor, likely. (source Ofcom).
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SUBSIDENCE HISTORY: None known.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None known.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: None known.

FLOOD RISK: None known.

ACCESSIBILITY ADAPTIONS: None.

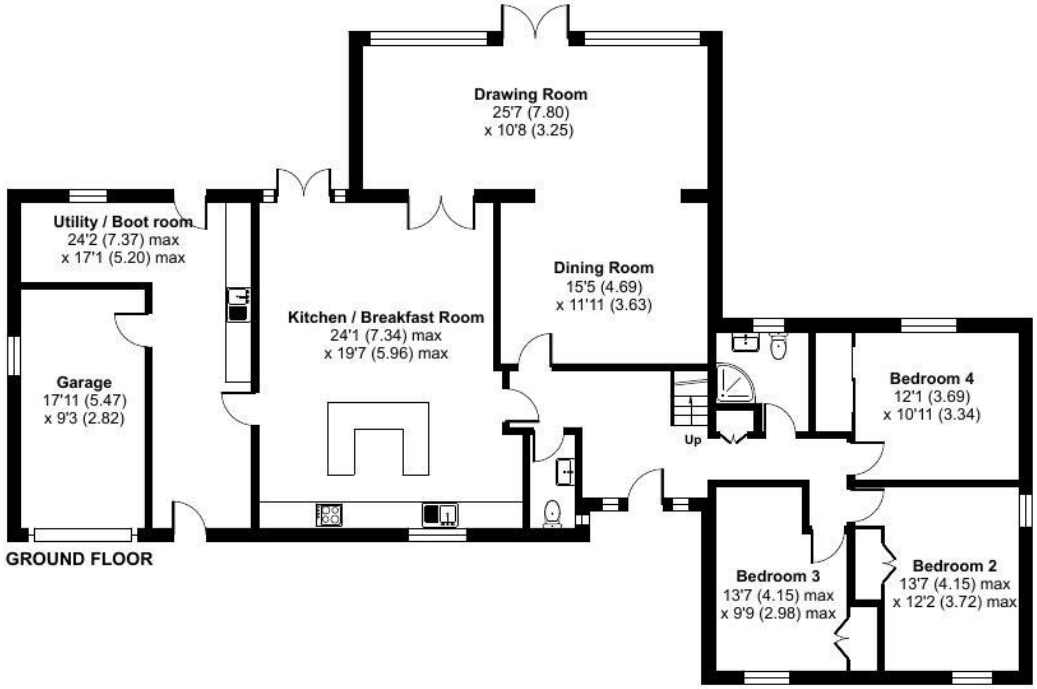
WHAT3WORDS: /// farmland.convey.terribly

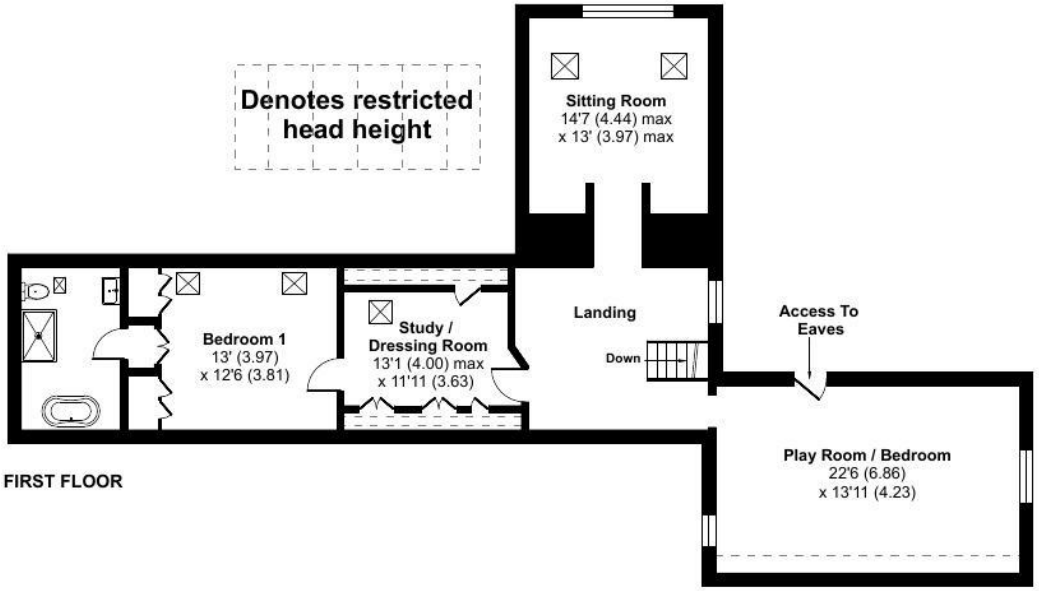
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Ingham Road, West Stow, Bury St. Edmunds, IP28

Approximate Area = 2986 sq ft / 277.4 sq m
Limited Use Area(s) = 79 sq ft / 7.3 sq m
Garage = 162 sq ft / 15 sq m
Total = 3227 sq ft / 299.7 sq m
For identification only - Not to scale





Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
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