Drinkstone Park, Park Road, Drinkstone, Bury St. Edmunds

Sheridans

Drinkstone Park, Park Road, Drinkstone, Bury St. Edmunds IP30 0QT

Guide Price £690,000

Unique 4 bedroom Georgian former Coach House with fantastic range of outbuildings enjoying a wonderful private setting, all in about 1.6 acres.

This highly individual family home is set within the picturesque Drinkstone Park estate. Once part of the original Coach House to the former Drinkstone Park mansion, this unique home was converted about seventy years ago and now offers a desirable lifestyle with spacious, versatile accommodation, blending period charm with elegant proportions. Positioned in a secluded, tranquil location, screened by it's own woodland, the home is approached via a private shared driveway serving just three other properties, providing a sense of exclusivity and privacy.

Providing excellent access to both Bury St Edmunds and the A14 dual carriageway linking to Cambridge, easy commuting for school or work to Cambridge by rail or by car to the free parking at the Newmarket Road park and ride. The accommodation (although somewhat dated by present day standards) offers wonderfully high ceilings throughout and includes four generously proportioned double bedrooms, all of which enjoy views over the gardens and surrounding countryside. Each bedroom is fitted with wardrobes, and the largest bedroom benefits from its own shower and vanity unit. The ground floor accommodation includes three reception rooms, offering flexible living and entertaining space. The light and airy sitting room, with its rear aspect window and French doors to the rear gardens is a delightful feature. The study boasts views of the property's own woodland.

The dining room has double aspect windows and the kitchen is fitted with a range of units complemented by built in appliances and door to rear gardens. The ground floor accommodation is completed by a generous reception hall with stairs to first floor and door to a useful shower/cloakroom.

Outside
The gardens and grounds extend in all to about 1.6 acres and have been thoughtfully designed to maximise the enjoyment of the natural surroundings. The mature woodland area, located at the front of the property, spans roughly just under an acre and is home to a variety of specimen trees. In recent years, this area has been allowed to rewild, creating a haven for wildlife. The formal gardens to the rear provide a good degree of privacy and are well maintained with a mix of lawns, fruit trees, wildflower borders, formally planted borders and a raised brick bed for Alpine flowers and garden "rooms" enclosed by attractive hedging and high brick and flint walls.

The property also benefits from an array of practical outbuildings, including a workshop, potting shed, a detached barn and a double garage. The garden office is also a studio bedroom for guests. These versatile spaces provide ample storage and potential for a range of uses, from home working to hobby spaces, or even further development subject to planning permissions.

Location
The property enjoys a private, secluded setting surrounded by open countryside. The main village of Drinkstone is situated approximately 8 miles from the historic market town of Bury St Edmunds and a similar distance from Stowmarket, which has a mainline station to Liverpool Street. The A14 is about 3 miles away giving good access to the County town of Ipswich, the Port of Felixstowe and the A12, and in a westerly direction to Cambridge and London via the M11.

Directions
When proceeding towards Drinkstone from the direction of Beyton, turn right into Park Road and the driveway leading to the property will be found a short distance further on the right.

Services

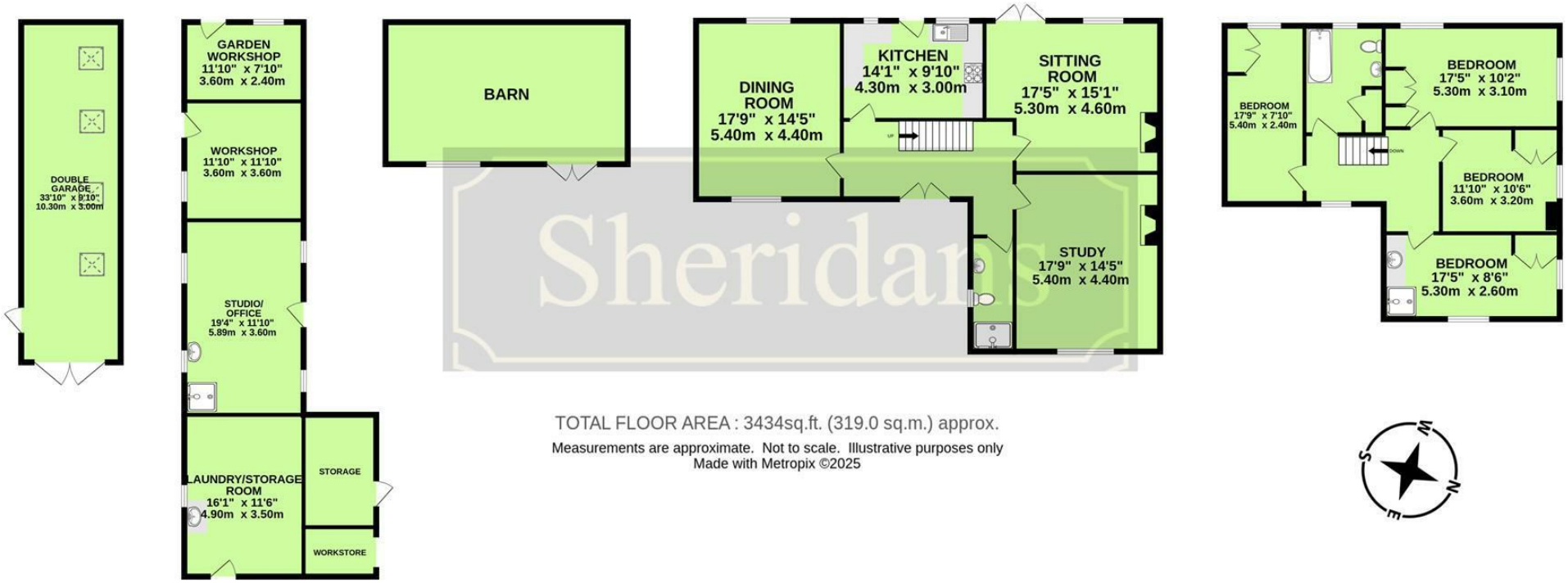
- Unique Georgian former coach house in incredible setting
- Ample parking, garaging, and wonderful range of outbuildings
- Close to Bury St Edmunds and daily commuting to central Cambridge
- Just under 1 acre of woodland
- Delightfully private gardens
- Flexible accommodation with excellent proportions and high ceilings throughout
- Sitting room, dining room
- Kitchen, study, shower room
- Four bedrooms, family bathroom
- No onward chain

Main water and electricity are connected. Private drainage.
Oil fired heating to radiators. Broadband. NOTE: None of these services
have been tested by the agent.
Council Tax: Mid Suffolk District Council – Band F
Broadband speed: Up to 1800 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three and O2 (Source Ofcom)
Flood Risk: Very Low Risk

1475 sq.ft. (137.0 sq.m.) approx.

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 3434sq.ft. (319.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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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.

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The Property Ombudsman

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