Home Farm Lane, Bury St. Edmunds

Sheridans

# Home Farm Lane, Bury St. Edmunds IP33 2QL

# Guide Price £895,000

An impressive detached family home occupying a generous and mature plot within one of Bury St Edmunds, including the significant advantage of a self-contained one-bedroom annexe.

The property is set well back from the lane, approached via a sweeping driveway which leads through an expanse of lawn framed by mature trees and established planting, creating an immediate sense of privacy and seclusion. The property itself is an attractive red brick residence, well balanced in its design and ideally suited for both family living and multi-generational flexibility.

The accommodation is notably spacious and versatile and includes a well-configured ground floor annexe, providing independent living space with a bedroom, sitting room and kitchen, ideal for extended family, guests, or potential income use.

The principal house is entered via a welcoming reception hall, leading to the main living spaces. The elegant dual aspect sitting room enjoys excellent natural light, centred around a fireplace and with French doors opening onto the garden. A further substantial reception room, currently arranged as a music/family room, is particularly bright with a glazed roof lantern and garden access, creating a relaxed and sociable living environment.

The kitchen/breakfast room serves as the central hub of the home and is well appointed with extensive fitted cabinetry, integrated appliances and a sizeable island providing informal dining space. Large windows offer attractive views over the gardens, enhancing the light and airy feel, while a utility room provides further practicality.

A formal dining room offers an excellent setting for entertaining, complemented by a separate study providing an ideal work-from-home space.

To the first floor, the property continues to offer generous accommodation with four well-proportioned bedrooms arranged around a central landing. The principal bedroom is particularly spacious, with ample room for additional seating, whilst the remaining bedrooms are served by well-appointed bath/shower rooms.

Outside

Externally, the gardens are a particular feature, being predominantly laid to lawn and interspersed with mature trees, shrubs and established borders, creating a private and tranquil setting. The frontage is especially impressive, offering a strong sense of arrival, whilst the rear provides secluded areas for outdoor dining and relaxation. The property further benefits from a detached garage and extensive driveway parking.

Location

Bury St Edmunds is one of Suffolk's most sought-after market towns, combining historic charm with excellent modern amenities. Renowned for its Cathedral, vibrant cultural scene, theatres, cinemas, restaurants and attractive green spaces, the town offers an outstanding quality of life. A traditional market operates twice weekly, complemented by a wide range of independent shops, cafés and national retailers.

The town benefits from excellent schooling, a strong community atmosphere and superb transport links, with easy access to Cambridge, Ipswich and beyond via the A14, as well as regular rail services.

- Substantial detached family home
- Self-contained one-bedroom annexe
- Generous mature plot with high levels of privacy
- Elegant dual aspect sitting room with garden access
- Impressive kitchen/breakfast room with island
- Additional family/music room with roof lantern
- Formal dining room and separate study
- Four first floor bedrooms including a large principal suite
- Detached garage and extensive driveway parking
- Highly sought-after residential location

Directions

3 What Words ///message.peachy.spreading

Services

Mains electricity, water and drainage are connected. Gas fired radiator central heating

Council Tax: Mid Suffolk. Band: G

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

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

Flood Risk: Low 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.

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