



**The Old Rectory,
Freckenham, Suffolk**

**DAVID
BURR**





The Old Rectory, Church Lane, Freckenham, Bury St Edmunds, Suffolk, IP28 8JF

Freckenham is a small picturesque village boasting a thriving community and is serviced by its own village hall, public house with restaurant and a Parish church. Further town amenities including schools, colleges, shops, restaurants and sports centres which can be found in the nearby world famous horse racing town of Newmarket (8 miles); the historic market town of Bury St Edmunds (15 miles) and the University City of Cambridge (20 miles).

This exceptional Grade II Listed former Rectory dating back to 1540 is situated in a quiet village location backing onto open countryside offering in excess of 6,000sq ft. of living accommodation. The property offers grand and elegant living proportions including many original period features whilst being set within 9.1 acres of mature gardens, woodland and paddocks with a detached three bedroom cottage/home office. In addition, significant investment has been made to reduce the property's carbon footprint with extensive solar panels creating a sustainable low cost, energy efficient family home.

A substantial, eco-friendly former Rectory in a quiet village location with detached cottage all set within 9.1 acres.

Entrance to:

ENTRANCE HALL A spacious and welcoming hallway with a Georgian staircase rising to the first floor with a cupboard under.

DRAWING ROOM A stunning, double aspect room with impressive 10 ft high ceilings, unique beech wood floor and an attractive fireplace with woodburning stove and French doors opening to the garden.

SITTING ROOM Another charming room featuring a cast-iron fireplace and outlook towards the village church.

DINING ROOM A spacious room with tiled fireplace and outlook to the front.

SNUG A delightful double aspect room with exposed wooden floorboards, an attractive fireplace with York stone hearth and woodburning stove, exposed beams and outlook over rear garden.

KITCHEN/BREAKFAST ROOM Extensively fitted with a range of units under worktops with a one and a half bowl stainless steel sink and drainer inset. Appliances include a Rangemaster double oven with five ring hob, plumbing for a dishwasher and space for fridge/freezer. The central preparation island provides further storage and an additional four ring electrical hob whilst there is a large pantry cupboard and door leading to the rear.

UTILITY ROOM Further units and worktops, Belfast sink, space and plumbing for appliances including a freezer and washing machine. Double-condensing boiler serving radiators, door to the garage and external door to rear.

CLOAKROOM W/C and wash basin.

CELLAR Steps lead down from the kitchen to a well-drained cellar, fitted out with wine-racks and space for in excess of 500 bottles.

First Floor

The spacious landing area features panelled walls, exposed floorboards and a delightful outlook towards the village church.

BEDROOM 1 An impressive room featuring a cast-iron fireplace and outlook to the front. **ENSUITE** fitted with a W/C, wash basin and bath.

BEDROOM 2 Another well-proportioned room with cast-iron fireplace, wardrobe to one side, double-opening cupboard with wash basin, striped wooden flooring and outlook to the church.

INNER LANDING Features stairs rising to the second floor and four storage cupboards, including a large airing cupboard and controls to water-heating solar panels in the valley roof above.

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BEDROOM 3 A lovely light double aspect room featuring a cast-iron fireplace, stripped wooden flooring and exposed beams. Outlook over the rear gardens. **ENSUITE** fitted with a W/C, wash basin, bidet, shower cubicle and wardrobe.

BEDROOM 4 A light double aspect room with stripped wooden flooring, cast-iron fireplace, cupboard and outlook over the gardens.

BEDROOM 5 Double aspect with shelved cupboard, stripped wooden flooring and outlook towards the church.

BEDROOM 6 Outlook to the front.

FAMILY BATHROOM Large light room, fitted with shower, large bath, twin basins, W/C and bidet.

Second Floor

The second floor could easily be utilised as a self-contained annex or an impressive master suite and is currently presented as follows;

BEDROOM 7 A charming room with exposed timbers into the apex, three storage cupboards and access to the loft space.

GYM A lovely light room with outlook to the front. In turn leading to the:

OFFICE Enjoying a double aspect outlook and storage in the eaves.

OFFICE With double aspect outlook and storage in the eaves.

Outside

The property is situated at the end of Church lane adjacent to the church with a five bar gate opening onto a sweeping carriage driveway around the large front lawn providing parking for several vehicles with a separate driveway off it leading to the cottage and paddocks. There is an integral double length garage/workshop within the main house with light and power connected.

Formal gardens surround the property with large expanses of lawn interspersed with mature shrubs, trees, flowerbeds and borders with an extensively paved dining area to the rear of the property overlooking an ornamental pond. A useful **HOBBY ROOM** could be used as a summerhouse/office whilst steps lead down to a further area of lawned garden and the kitchen garden with various fruit cages, vegetable beds, chicken coops and runs. Meandering pathways lead through the woodland, featuring a variety of specimen trees leading down to the stream all awash in spring with wildflowers and a haven for wildlife.

For families there is an enclosed play area and a further area of lawn ideal for use as a football pitch. Extensive equestrian facilities include four paddocks, all with field shelters and drinking troughs with two stables, a haystore, further store room and tack room, served by external lights and power points.

In all about 9.1 acres.

Rectory Cottage

The cottage is currently used as offices but could also be let on a permanent basis or as a holiday cottage or used as an annex to the principle house. The cottage enjoys wonderful views over the paddocks and adjacent church with the added benefit of a timber garage and wood store.

SITTING/DINING ROOM A spacious double aspect room featuring a woodburning stove and wooden flooring.

KITCHEN Extensively fitted with a range of units under worktops with a stainless steel sink and drainer, oven with four ring electric hob, plumbing for a washing machine, space for fridge freezer and a door to the front.

BEDROOM 1 A spacious room with external door to the front, stripped wooden flooring and extensive overhead storage. **ENSUITE** fitted with a W/C, wash basin and tiled shower cubicle.

BEDROOM 2 Stripped wooden flooring and outlook over paddocks.

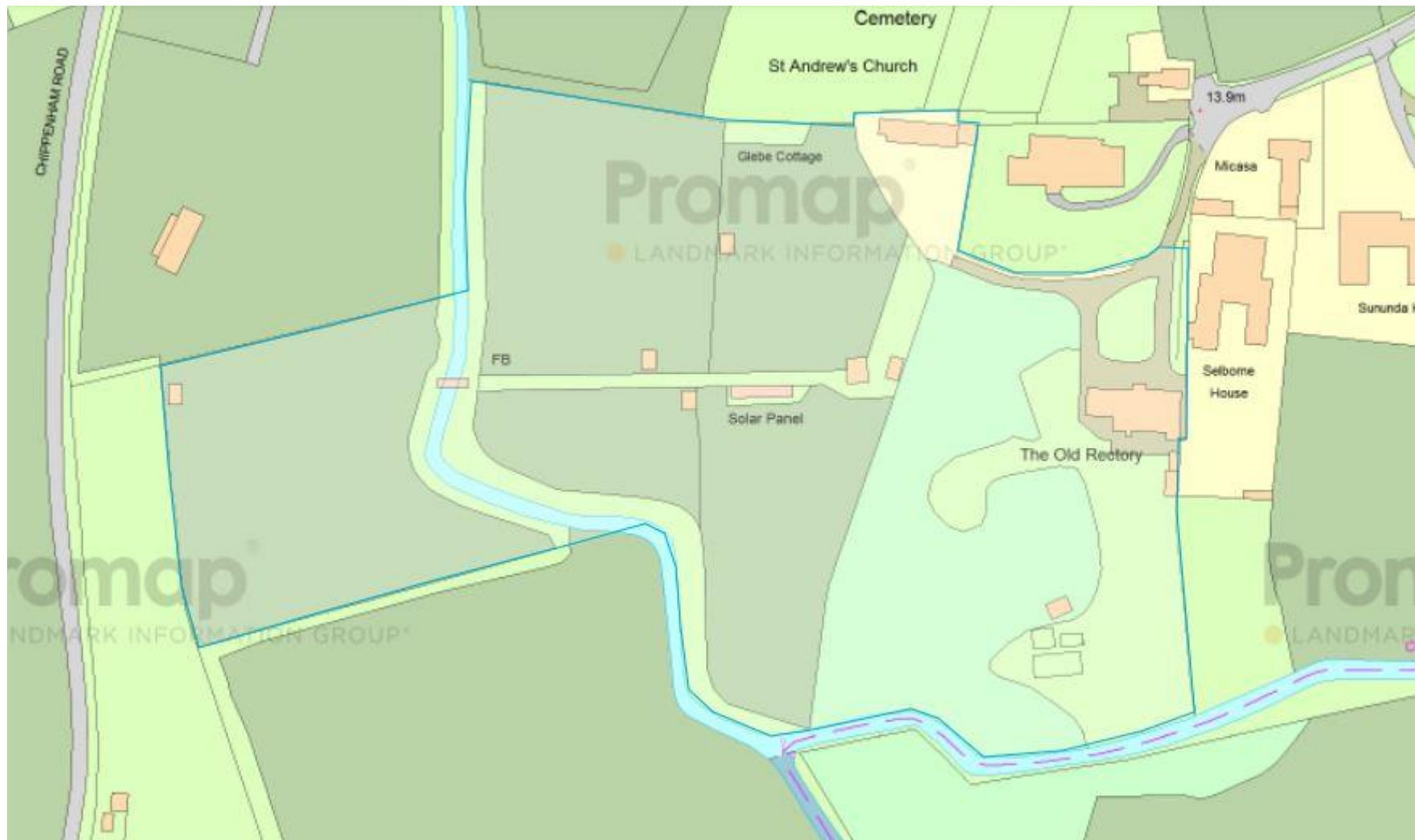
BEDROOM 3 Stripped wooden flooring and an outlook over paddocks.

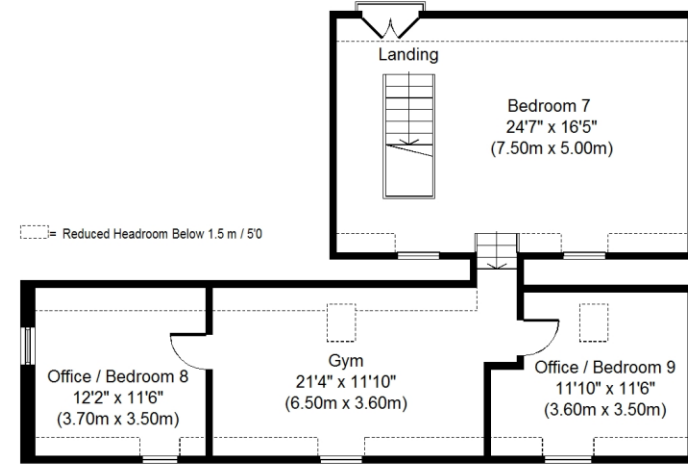
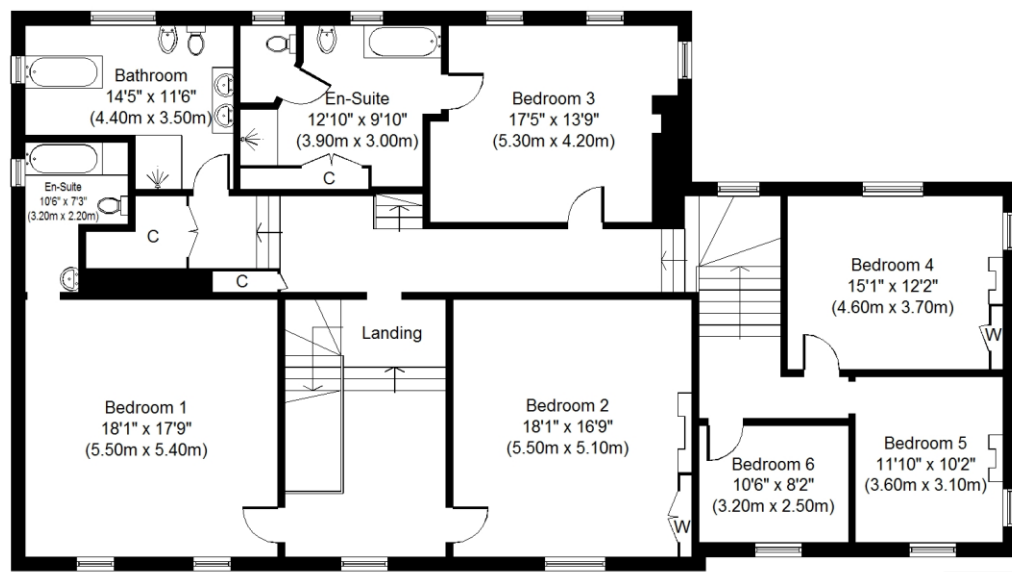
SERVICES: The current vendors have lived at the property for over 30 years and have invested significantly in sustainable energy resources creating an efficient low cost home for a property of its age. The house and cottage benefit from separate solar panels feeding electricity into individual Tesla power walls (which are available by separate negotiation) resulting in very little demand from the national grid over the course of the year and on average more than £3,000 in tariff income. In addition there is oil fired central heating, main drainage and electricity connected and 3 electric car charging points.

NOTE: None of these services have been tested by the agent.

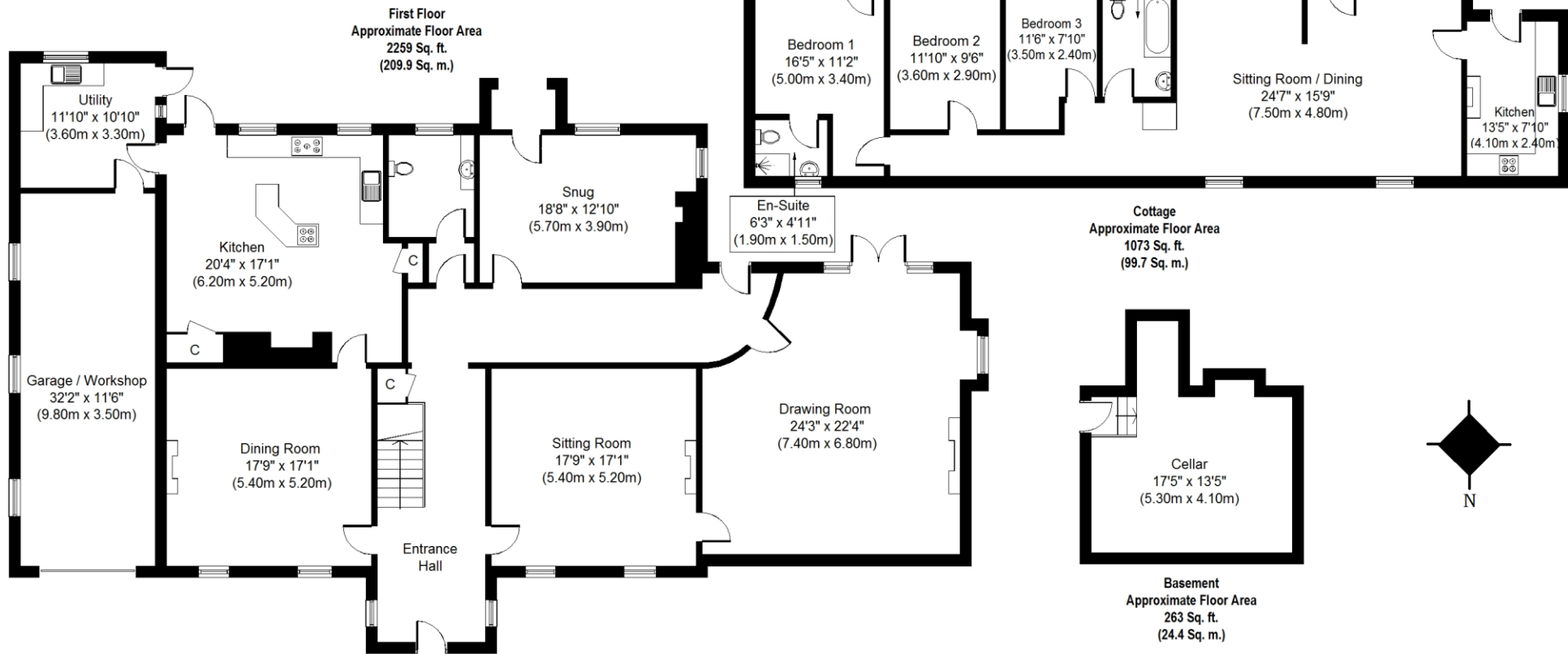
LOCAL AUTHORITY: West Suffolk Council.

VIEWING: Strictly by prior appointment only through DAVID BURR





Second Floor
Approximate Floor Area
947 Sq. ft.
(88.0 Sq. m.)

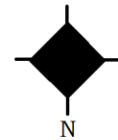


First Floor
Approximate Floor Area
2259 Sq. ft.
(209.9 Sq. m.)

Cottage
Approximate Floor Area
1073 Sq. ft.
(99.7 Sq. m.)

Basement
Approximate Floor Area
263 Sq. ft.
(24.4 Sq. m.)

Ground Floor
Approximate Floor Area
2890 Sq. ft.
(268.5 Sq. m.)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



