



BEAUTIFULLY PRESENTED GRADE II LISTED FARMHOUSE WITH SELF-CONTAINED ANNEXE, ALL IN 3 ACRES.

Walnut Tree Farm, Mitchery Lane, Rattlesden, Bury St Edmunds, Suffolk IP30 OSS

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ESTABLISHED 1966

Walnut Tree Farm Mitchery Lane Rattlesden Bury St Edmunds Suffolk IP30 OSS

- *Stowmarket 5 miles*
- *Lavenham 9 miles*
- *Bury St Edmunds 9 miles*

SITTING ROOM • DINING ROOM • FAMILY ROOM • STUDY
KITCHEN/BREAKFAST ROOM • CLOAKROOM • UTILITY ROOM
5 BEDROOMS • 5 BATHROOMS • 2-BEDROOM SELF-CONTAINED
ANNEXE • DOUBLE GARAGE • **ALL IN 3-ACRES**

Situated in an enviable rural setting on the edge of Rattlesden, Walnut Tree Farm is a beautifully presented family home, being Grade II listed due to its historical relevance and architectural importance.

The property is built of traditional timber-framed construction with lime rendered elevations under a peg-tiled roofline, having been totally refurbished from 'ground up' in 2004, meticulously restored and extended with recognition of the original fabric and methods using high-quality materials throughout.

Whilst a historic house, the practical accommodation and modern nuances result in a fabulous family house, cleverly fusing the original fabric and character with contemporary notes, whilst extending to around 4,000ft² of useable living space. The property comprises sitting room with generous ceiling height, triple-aspect and pamment flooring. The inglenook fireplace has oak bressummer, iron grate and canopy. The dining room has inglenook fireplace with solid-fuel stove on brick hearth and double-aspect.

From the inner hallway is a cloakroom and coat cupboard, leading through to a well-equipped kitchen/breakfast room, fitted with a contemporary range of base and eye-level units with silestone worktop, matching island with breakfast bar, integrated dishwasher, wine cooler, double oven and gas-hob with extractor.

The family room is a versatile space, enjoying large windows overlooking the gardens, oak flooring and bespoke cabinetry offering useful storage. There is a study/bedroom 6, with painted panelling and modern en suite shower room and store cupboard.

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Guide: £1.65m (*Freehold*)





The utility room is fitted with a range of modern base and eye level units with plumbing for washing machine and tumble dryer, oil-fired boiler and pamment flooring.

The first floor is accessed via two separate staircases; the original staircase leading to three bedrooms suites – the largest bedroom has an attractive original fireplace and en suite bathroom with separate shower cubicle, bedroom 4 with en suite, slipper bath with shower over and bedroom 5 with en suite shower room.

The modern staircase from the family room leads to bedroom 2, with striking vaulted ceiling and windows overlooking the gardens and a large range of fitted wardrobes, en suite bathroom with shower over, with bedroom 3 having fitted wardrobes and en suite bathroom.

Annexe

Adjoining the property is a purpose-built self-contained annexe, providing beautifully presented and finished living space, with double aspect sitting room opening to a well-equipped modern kitchen/breakfast room with shaker-style units with integrated oven and hob with extractor over, dishwasher, fridge, freezer and washer-dryer. The bathroom offers luxurious suite, with large bath, separate walk-in shower, sink and WC, serving two good-sized vaulted bedrooms.

Outside

Walnut Tree Farm is approached from the village lane onto a large carriage driveway leading to the annexe parking area, as well as a modern timber-framed detached double garage with further storage space and oil-tank store.

There is a large terrace abutting the property, leading out to lawned gardens, well-stocked flower beds and a variety of mature shrubs and trees. There are views over open countryside from most angles. There are a range of useful outbuildings, to include a summerhouse and kennels.

Services

Mains water and electricity. Oil-fired heating and private drainage via modern Klargester Treatment Plant.

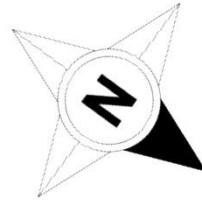
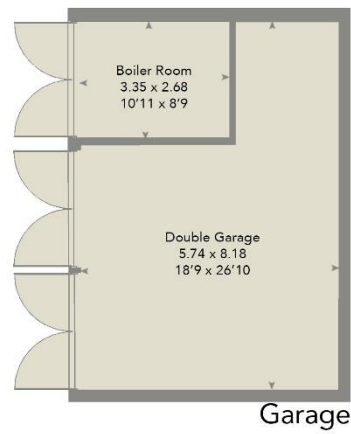
Council Tax Band 'G' • Annexe Band 'A'.

Location

Rattlesden is a popular village closely linked with the Parish of Woolpit. Rattlesden is approximately 2 miles south of the A14 which in turn gives access to the Cathedral town of Bury St Edmunds approximately 8 miles. Cambridge approximately 33 miles and Ipswich approximately 19 miles. A commuter rail service is available at Stowmarket approximately 5 miles with a branch line to London's Liverpool Street station at Elmswell 3 miles away



Approximate Gross Internal Area = 301 m² / 3240 ft²
 Annexe = 70 m² / 753 ft²
 Garage = 47 m² / 506 ft²
 Total = 418 m² / 4499 ft²
 For identification purposes only - Not to scale



This plan is for layout guidance only. Not drawn to scale unless stated. Windows, door openings and all measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. Produced on behalf of Bedfords Estate Agents © 2024



59.9m

Birch Cottage

Bressumer Cottage

GP

FB

Path (um)

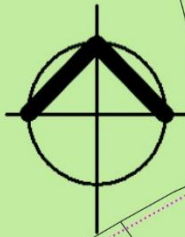
Pond

2.957 acres

Walnut Tree Farm

ROMAN ROAD
(course of)

67.4m



0

100 m

200 m





WALNUT TREE
FARM

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ESTABLISHED 1966

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