

# TWIGHT'S FARM

WICKHAMBROOK | BURY ST. EDMUNDS | SUFFOLK



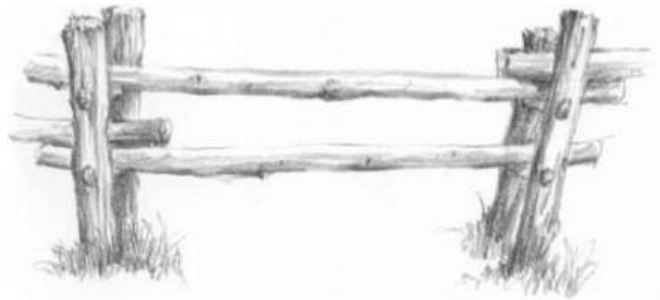


Unspoilt countryside views from south-facing Kitchen

# TWIGHT'S FARM

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- Three bedroom detached period farmhouse set in picturesque & tranquil 360° countryside
- Large & comfortable Reception rooms with wood burner & working open-fire
- Spacious country Kitchen with south-facing views across paddocks
- Double glazed throughout with curtains in the principle rooms
- Grounds extend to approximately 1 acre (STS)
- Cable/Sky wired for on-demand
- Ideal location, well-served village betwixt Bury St. Edmunds & Newmarket with easy Cambridge access
- RAF Lakenheath & Mildenhall are easily commutable within 30 mins
- Gravel driveway leads to extensive parking area & large double garage
- Garden Room with sliding doors to sun terrace



Recently re-decorated and re-carpeted throughout, this period farmhouse represents quality country living

An attractive three bedroom farmhouse built circa 1900 with various modern additions over the years and most recently updated by its landlord. Positioned centrally within its plot affording 360 degree views of uninterrupted surrounding countryside. Accommodation includes versatile living space from three Reception Rooms, including a Garden Room with sliding doors to a sun terrace, country Kitchen with a fabulous view, Cloakroom, front and rear Entrance Halls, three spacious Bedrooms (two with extensive built-in wardrobes), Family Bathroom and further Cloakroom.

In all, private grounds extend to approximately 1 acre (subject to survey), incorporating unspoilt views and neighbouring stables serving various paddocks, gardens laid to lawn, extensive parking / turning for vehicles and a double garage.

**Twight's Farm** is conveniently located between the historic Cathedral town of Bury St. Edmunds and the home of horseracing, Newmarket. Cambridge is easily accessible as are RAF Lakenheath and Mildenhall. The well-served village of Wickhambrook benefits from many amenities including a petrol station, surgery, post office, store, two public houses and primary school. The picturesque villages of Cavendish and Long Melford are close by as is Britain's smallest town: Clare with a Co-Operative and various restaurants and pubs. The *Star* at Lidgate serves good British pub food. The surrounding countryside is ideal for rambling, cycling and riding. Refer to our Situation page to discover Suffolk.

# Accommodation

## WITH APPROXIMATE MEASUREMENTS

**Twight's Farm** displays many character features well-blended with modern comforts and benefits from recent updating to a good standard throughout. The flexible and relaxed accommodation measures approximately 1711 ft<sup>2</sup> (159 m<sup>2</sup>) and will suit a broad range of tenants, whether a temporary family home for those recently sold or professionals and our visiting USAF – all who seek country living with space and tranquillity set in a beautiful location.

## Ground Floor

### ENTRANCE PORCH

From the extensive garaging and parking area to the front, step up to a porch with solid wood door, partially glazed and lanterns either side, which opens into:

### ENTRANCE HALL

A welcoming Entrance Hall with windows, three double wall light candle sconces. Radiator. New carpet. Doors leading off to Sitting Room, Lounge and stairs rising to First Floor.

### SITTING ROOM 21'3" x 11'1" (6.47m x 3.37m)

Large dual aspect Sitting Room with large tripartite window views to both the front and rear. Three double and two single wall light candle sconces. Working open-fire with brick surround and wood mantle. Sky/Cable and TV point. Two radiators. New carpet. Glazed door to:



Dual aspect Sitting Room with open working fire



Garden Room with sliding doors to sun terrace



Large triple aspect south-facing country Kitchen



Comfortable and snug Lounge with wood burner

### **GARDEN ROOM** 13'6" x 9'7" (4.12m x 2.91m)

A fantastic space benefits from expansive glazing which provides triple aspect views to the front, side and rear. Sliding doors to rear south-facing sun terrace. Two double wall lights. Radiator. New carpet.

### **LOUNGE** 19'2" x 11'11" (5.83m x 3.64m)

Large tripartite windows to front aspect. Comfortable and snug with wood burning stove set in brick surround fireplace. Fitted bookcase with cupboard beneath. TV point. Four wall light candle sconces. Two radiators. New carpet. Door to large under stairs storage cupboard / Wine Store and door to:

### **KITCHEN** 10'2" x 9'3" (3.09m x 2.82m)

A spacious triple aspect country Kitchen with south-facing views across paddocks. Fitted with wood cabinets beneath mosaic tiled preparation surfaces with tiled splash backs. Stainless sink with mixer tap and double drainer either side. Appliances include newly fitted four ring *Whirlpool* induction hob and a *Miele* oven and grill. Extractor fan. Space and plumbing for dishwasher. Tiled floor. Recessed lighting and pendant light. Radiator. Doors to:

### **REAR HALL / BOOT ROOM**

Useful rear hall with glazed door to exterior. Tiled.

### **CLOAKROOM**

From a link-way with cupboard housing water cylinder and shelving is a door to a large cloakroom with window to rear aspect, space and plumbing for a washer/dryer. Low level wc. Pedestal wash basin with vanity unit below and mirror above. Tiled floor. Radiator.

## First Floor

From the Entrance Hall a stairs rises to a landing area with window to rear aspect. Pendant light. Doors to:

### **BEDROOM ONE** 13'0" x 11'3" (3.97m x 3.42m)

Dual aspect double Bedroom with views over front and rear. Two large built-in wardrobes with hanging rails and cupboard space above. Radiator. New carpet.

### **CLOAKROOM**

Window to front aspect. Pedestal wash basin, low-level wc, shaver point, ceiling light. Radiator. Tiled floor.

A further landing area with window view over side aspect, pendant light, new carpet and doors to:

### **BEDROOM TWO** 18'0" x 12'0" (5.48m x 3.65m)

A most spacious principle double Bedroom with extensive fitted wardrobes. Two large tripartite windows with views over front aspect. Two pendant lights. Two radiators. New carpet.

### **FAMILY BATHROOM**

Window to side aspect. White Bathroom suite comprising pedestal wash basin, low-level wc, panelled bath with shower screen and adjustable shower attachment, fully tiled floor to ceiling and partially tiled elsewhere. Shaver point. Recessed lighting. Radiator. Tiled floor. Loft access.

### **BEDROOM THREE** 9'10" x 9'7" (3.00m x 2.92m)

Triple aspect double Bedroom with panoramic south-facing views across paddocks.



Large principle Bedroom with extensive wardrobes



Family Bathroom and a further separate Cloakroom



### GARDEN & GROUNDS

The property is approached via a gravel driveway leading to the detached double garage with extensive vehicle parking / turning. The surrounding, sizable and mature gardens, predominantly lawn, boast breath-taking views across open countryside. In all about 1 acre (STS).



## DISCOVER SUFFOLK

Bury St. Edmunds is an extremely attractive and prosperous market town located in the heart of East Anglia. The A14 gives fast access to the east coast ports, Ipswich, Cambridge, the Midlands and to Stansted and Cambridge Airports, as well as London via the M11. The Arc is the town's latest, modern retail outlet and is a popular shopping destination. All major food stores are well-represented, including Waitrose. There is a twice-weekly open-market in addition to a variety of eateries, attractions and places to stay. The Millennium Tower that crowns St. Edmundsbury Cathedral is the landmark. There is plenty on offer to keep families entertained. The Apex Arts Centre is a state-of-the-art live entertainment venue which hosts exhibitions and events. Watch a great performance at the Theatre Royal – the only surviving Regency playhouse in England. Other amenities include a range of health clubs, swimming pools and leisure facilities. Bury St. Edmunds has a real sense of community and is a truly friendly town. Ideally placed to offer a fantastic lifestyle to visiting forces based at RAF Lakenheath and RAF Mildenhall.

There is horseracing at neighbouring Newmarket, a number of interesting golf courses nearby, sailing and water sports on the River Orwell and an outstanding 50 mile (80 km) heritage coastline and an Area of Outstanding Natural Beauty encompassing Aldeburgh and Southwold.

# SITUATION



Newmarket 6 miles  
Bury St. Edmunds 8.5 miles  
Cambridge 22 miles  
Ipswich 33 miles



Newmarket (Rowley Mile & July Racecourses) 7 miles



*From Newmarket*  
London Kings Cross (118 mins)  
Cambridge (22 mins)



London Stansted Airport (50 mins/40 miles)  
Cambridge International Airport (35 mins/26 miles)



There is a wide choice of excellent schooling, both Private and State, within the area.

**PRIVATE** includes: Culford School (1-19); Moreton Hall School (2-13); Old Buckenham Hall (3-13); South Lee School (2-13); Stoke College (5-17).

**STATE** includes: King Edward VI School (11-18); Saint Benedict's RC School (11-18); St. Edmunds RC Primary School (4-10); County Upper School (13-18); Wickhambrook Primary Academy (5-11).

University of Suffolk at West Suffolk College - Further Education.



Friendly and quiet neighbours

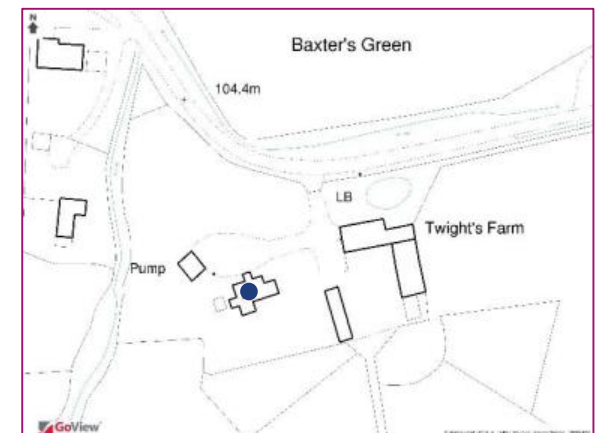
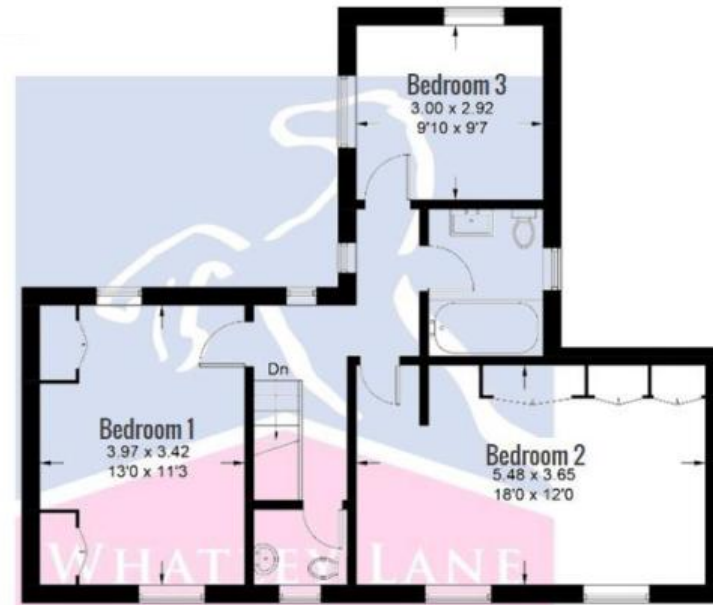
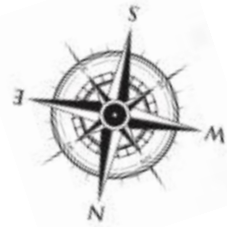
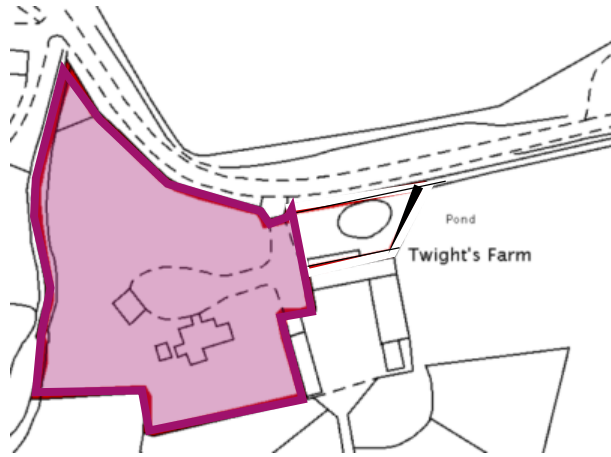


Gravel drive to double Garage



# FLOORPLAN

Approximate Gross Internal Area (GIA)  
= 1711 ft<sup>2</sup> (159.0 m<sup>2</sup>)



*This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings 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.*

# General information

## TENURE

The property is offered to rent and is available now.

## SERVICES

Mains water, electricity. Oil-fired central heating. Private drainage.

Broadband internet available & wired for Sky on demand.

AGENT'S NOTE: none of these services have been tested.

## LOCAL AUTHORITY

St. Edmundsbury District Council (01284 763 233)

## VIEWING ARRANGEMENTS

Strictly by prior appointment through the landlord's agent:

Whatley Lane Estate Agents (WLEA). If there is anything of

particular importance, please contact us to discuss, especially before embarking upon your journey to view the property.

## DIRECTIONS (CB8 8UY)

From London/Cambridge/Newmarket exit the M11 at junction 9A and take the A11 north to the next junction signposted Cambridge and the Abingtons. Follow the road for approximately 8 miles before turning onto the A1304 towards Newmarket. After 6.5 miles, on reaching the centre of Newmarket turn right onto the B1103 (The Avenue) and continue onto the B1063 (New Cheveley Road). Follow the road approximately 7 miles, through the villages of Ashley and Ousden before turning right towards Baxter's Green. Follow the road for about a mile before turning left, Twight's Farm will be seen on the right hand side **marked by our To Let board.**



### Bury St. Edmunds

1 Churchgate Street  
Bury St. Edmunds IP33 1RL  
+44 (0) 1284 765 256  
bury@wlea.co.uk

### Newmarket

13 High Street  
Newmarket CB8 1RL  
+44 (0) 1638 765 256  
newmarket@wlea.co.uk

### Notting hill

Caxton Gate, 32 Caxton Rd  
London W12 8AJ  
+44 (0) 207 221 8838  
nottinghill@wlea.co.uk



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