



WALNUT TREE FARM
REDGRAVE, SUFFOLK

JACKSON-STOPS 

**WALNUT TREE FARM, FEN STREET, REDGRAVE
DISS, SUFFOLK, IP22 1SG**

GUIDE PRICE £1,150,000

AN ATTRACTIVE PERIOD FARMHOUSE WITH A
DETACHED ANNEXE, IDYLICALLY LOCATED IN A
PEACEFUL RURAL SETTING WITH NO NEAR
NEIGHBOURS, NESTLED IN GARDENS, GROUNDS
AND PADDOCKS OF APPROACHING 8 ACRES.



DISTANCE

VILLAGE CENTRE 1 MILE

DISS 5 MILES

BURY ST EDMUNDS 17 MILES

CAMBRIDGE 45 MILES

GROUND FLOOR

- Entrance Hall
- Drawing Room
- Dining Room
- Sitting Room
- Kitchen/Breakfast/Family Room
- Utility Room
- Cloakroom

FIRST FLOOR

- Master Bedroom with En-Suite Shower Room
- Three Further Bedrooms
- Family Bathroom

ANNEXE

- Kitchen, Utility & Sitting Room/Diner
- Bedroom & Bathroom
- Garden

OUTSIDE

- Gated Driveway & Parking
- Gardens & Paddocks
- Stables & a Manege
- Outbuildings
- In All About 8 Acres (sts)



THE PROPERTY

Walnut Tree Farm is a very well presented and much improved former farmhouse, standing in a delightful rural setting, yet within 15 minutes of a mainline railway station.

Presenting brick and colour washed rendered elevations under pantile roofs, this charming non-listed former farmhouse is believed to date from the mid 1700's with additions at the end of that century, in the mid 1800's and further extended 26 years ago to accommodate a large kitchen/breakfast/family room and master bedroom with en-suite. There are many period features throughout the accommodation, which extends to around 2500 sq ft plus a fabulous detached annexe with generous accommodation of around 760 sq ft.

An entrance lobby and hall, which features a pamment floor, large cloaks cupboard and leads into the triple aspect drawing room with exposed floorboards, a door leading onto the rear terrace, a fine inglenook fireplace with bressummer beam and space for a wood burning stove with a pamment hearth and shelving to the side alcove. The double aspect dining room also features an attractive inglenook fireplace with bressummer beam, housing a wood burning stove, pamment floors and a built-in cupboard. An inner lobby features the stairs to the first floor and leads into the sitting room, which displays open studwork, has a front aspect and a door leading to the front, features a fireplace with inset oil fired Rayburn with built-in cupboards and storage to either side, a pamment floor and opens into the fabulous kitchen/breakfast/family room, which is fitted with a wide range of bespoke units, granite work surfaces, inset Belfast sink, integrated dishwasher and a two oven electric Aga. There is a large matching island with a solid wood worksurface, incorporating a breakfast bar with cupboards drawers and units beneath and opens into the breakfast and family area, which has windows to the rear and side overlooking the gardens and double doors lead onto the rear terrace. The utility room is fitted with a worksurface with space for appliances under, a single enamel sink and drainer, has a pamment floor, window to the rear aspect, a stable door to the garden and accesses the cloakroom.

On the first floor a landing leads to four bedrooms with the master having a double aspect, two built-in double wardrobes and a generously sized en-suite shower room. There is also a remodelled family bathroom.



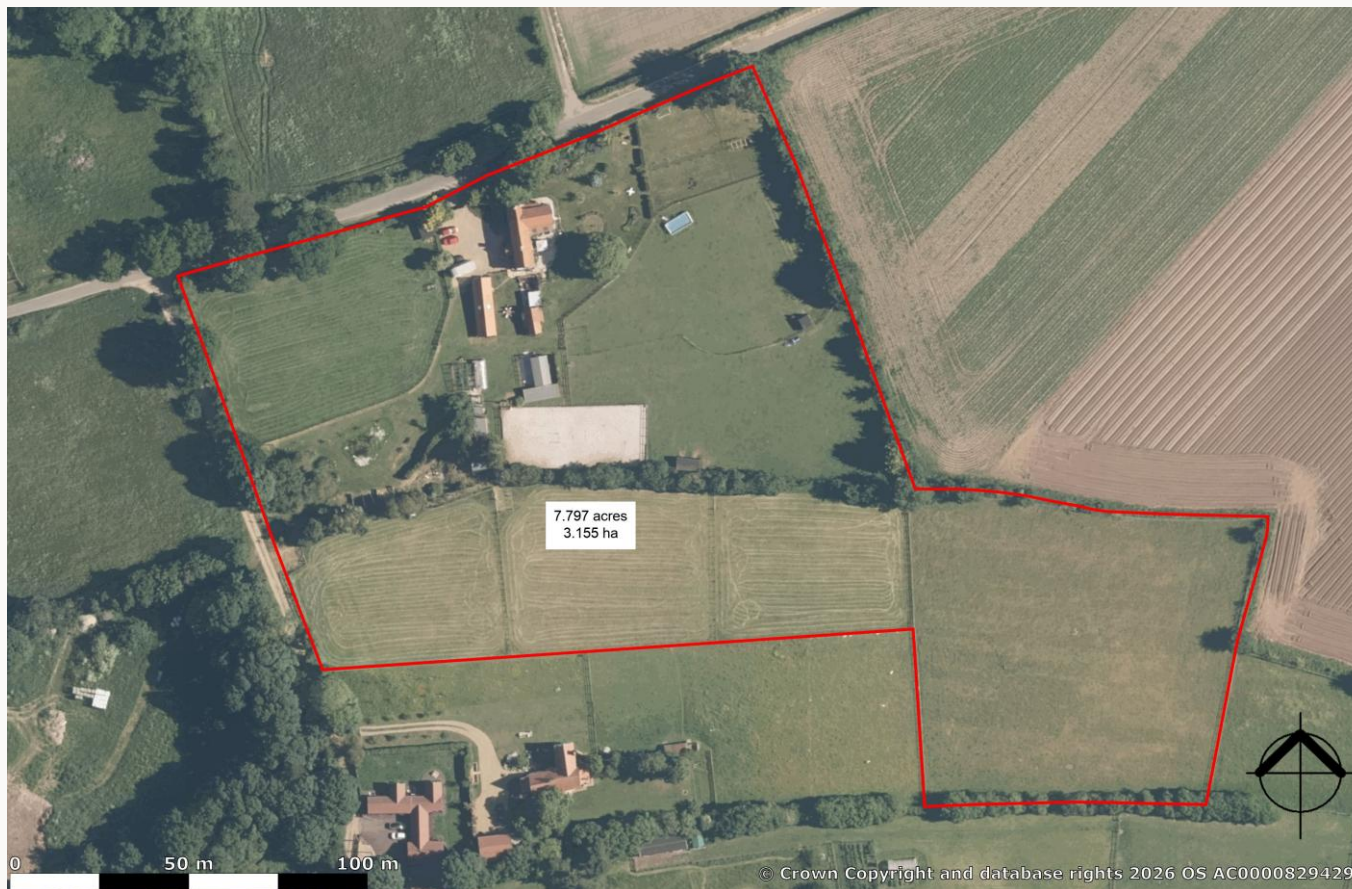
OUTSIDE

Walnut Tree Farm is currently very much geared for equestrian use but is ideal for a number of purposes and enjoyment with fabulous formal gardens, paddocks and grounds.

The property is approached through a pair of solid wood gates leading to a gravelled drive and parking area for numerous vehicles and a single carport. The large gardens to the rear are predominantly laid to lawn with numerous mature trees, shrubs and hedging, including two Walnut trees and a further area of garden with an avenue of young trees and an Arbor with climbing plants. Immediately abutting the rear of the property is a fabulous large terrace area with ornamental pond and water feature, mature shrubs and rockery and brick-built BBQ making it an ideal alfresco dining and entertaining area. On the south side of the property there is a large, detached annexe presenting brick and weather boarded elevations and features a vaulted sitting room/diner measuring 21' x 14.5', a fitted kitchen, bedroom, utility, bathroom and a garden area. There are many outbuildings and stores including a workshop, machinery store, secure container, garden sheds, a polytunnel, fruit cage and stables with three loose boxes, tack store area and a hard surface fenced and drained turnout. Beyond the stables is a large fenced manege and five fenced paddocks with water connected and field shelters. The paddocks have a separate field gate access from an adjoining lane. On the western side of the property is a further area of lawn with fruit trees and a fenced wildlife area with many shrubs and trees. In all about 7.8 acres (sts).

LOCATION

Walnut Tree Farm is located off a small country lane, surrounded by countryside just 1 mile from the village. Redgrave is a picturesque village which has an historic coaching inn, The Crosskeys and a very useful community run shop. There is a large playing and football field as well as a local community activity centre. The large, combined villages of Botesdale and Rickinghall lie just a short distance away and have good facilities including a medical centre, supermarket, pubs, restaurants and a primary school. The A143 is a short distance away and gives good access to the popular market town of Bury St Edmunds and the A14. The town of Diss is just 5 miles away and has comprehensive facilities including a mainline railway station with services to London Liverpool Street taking approximately 90 minutes.



DIRECTIONS

From Bury St Edmunds proceed along the A143 passing through the villages of Great Barton, Ixworth, Stanton and Hepworth. Bypass the villages of Rickingham and Botesdale and take the next left signposted Redgrave (B1113). Proceed straight through the village of Redgrave and after leaving the village take the right turn into Fen Street. Continue for about 0.5 of a mile and Walnut Tree Fram will be found on the right.

PROPERTY INFORMATION

Services Mains water & electricity. Private drainage.
Oil fired central heating.

Local Authority South Norfolk District Council

Council Tax Band F

Tenure Freehold

Broadband Ofcom states speeds available of up to 80Mbps

Mobile Signal/Coverage Yes - Varies depending on network provider. Please visit www.ofcom.org.uk to check availability.

Viewing Only by appointment with Jackson-Stops.

Tel. 01284 700535



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	72
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	46
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



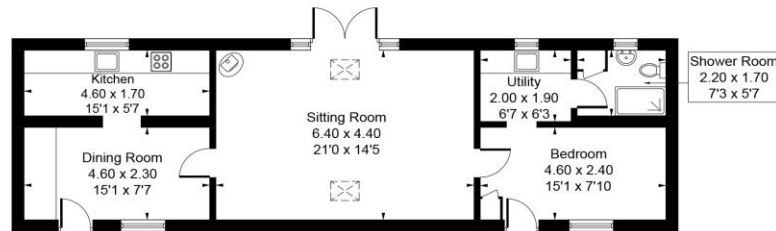


Approximate Gross Internal Area = 237.1 sq m / 2552 sq ft

Annexe = 70.6 sq m / 760 sq ft

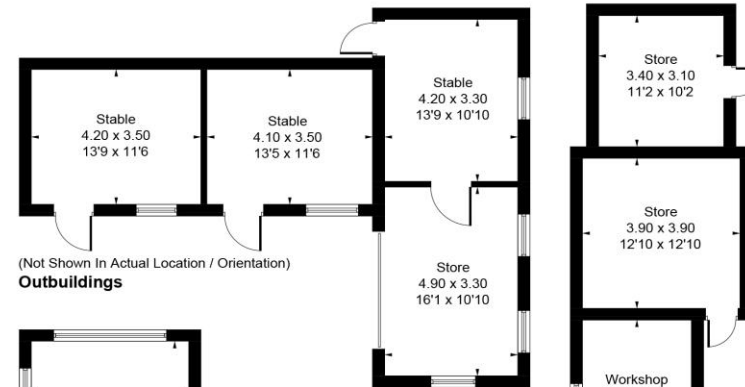
Outbuildings = 101.1 sq m / 1088 sq ft

Total = 408.8 sq m / 4400 sq ft



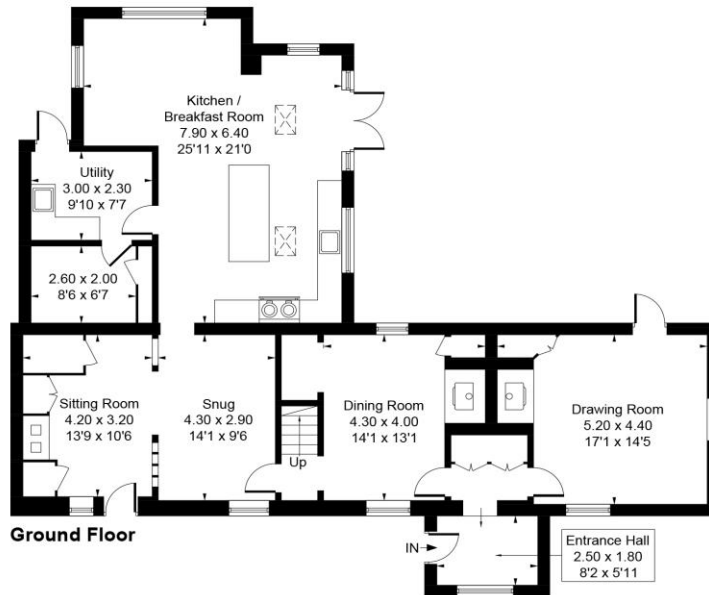
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Annexe

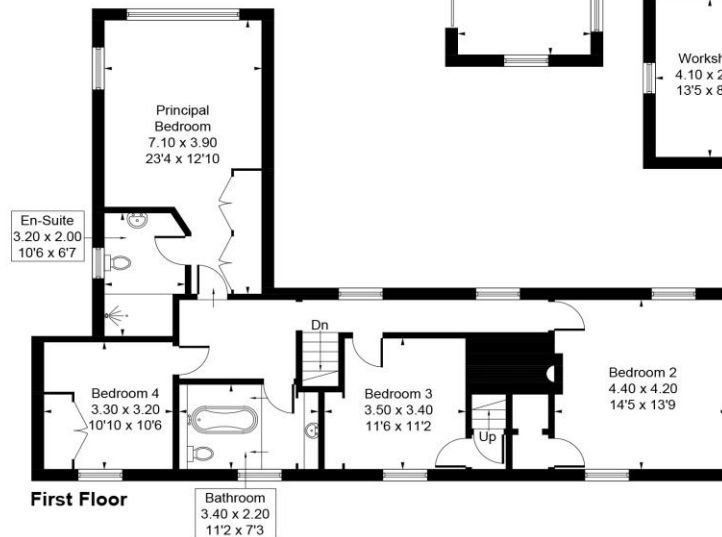


(Not Shown In Actual Location / Orientation)

Outbuildings



Ground Floor



First Floor

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 purchase.

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Disclaimer: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

BURY ST EDMUNDS

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JACKSON-STOPS

PROPERTY EXPERTS SINCE 1910