

WEST STOW STUD

WEST STOW, SUFFOLK



JACKSON-STOPS



AN IMPRESSIVE MODERN COLONIAL STYLE HOUSE ON THE EDGE OF THE KINGS FOREST WITH A GROOM'S COTTAGE, AN EXCELLENT RANGE OF STABLES AND OUTBUILDINGS, SUPERBLY SET IN ABOUT 61 ACRES WITH AN EXTRA 17 ACRES OF GRAZING NEARBY

BURY ST EDMUNDS 5 MILES
NEWMARKET 13 MILES
CAMBRIDGE 28 MILES
STANSTED AIRPORT 49 MILES
CULFORD SCHOOL -
WALKING DISTANCE 1 MILE
(DISTANCES APPROXIMATE)



FEATURES

- Detached seven-bedroom modern colonial style house
- Two Bedroom grooms' cottage
- Excellent range of equestrian facilities
- 16-18 box Victorian stable yard with sitting up room
- 5 box Victorian 'back' yard
- Detached former stallion box
- 6 box 'isolation' yard with tack/feed room
- General purpose barn and lunge ring
- About 61 acres (24.7 Ha) (sts) -
11 paddocks & 3 nursery turnout paddocks
- Separate 17-acre (6.9 Ha) (sts) grazing block of
3 paddocks included nearby
- Excellent access to the Kings Forest, Bury St Edmunds,
the A14/A11 and Newmarket



THE PROPERTY

West Stow Stud House is a substantial home understood to have been built, to a very high standard in the 1970's, adjacent to the pre-dating Victorian stud yard. The Stud shares the initial driveway access from the road, with West Stow Hall, the Grade I listed Tudor house next door, with a private drive off that to the house, stud buildings and groom's cottage.

The house features modern red brick elevations under a clay pantile roofs that drop to ground floor level with rooms in the roof. A colonnade entrance gives access to the porch and central reception hall, with the well-presented and generously proportioned accommodation principally arranged on the ground floor with two bedrooms and a sitting room landing on the first floor.

The ground floor accommodation comprises a drawing room, dining room, study, open plan kitchen/breakfast/sitting room overlooking the gardens, paddocks and the pool and there is also a utility room and two cloakrooms. The ground floor bedroom wing offers a master bedroom with luxuriously fitted dressing room and en-suite bathroom, four further double/twin bedrooms, a further en-suite bathroom and a Jack & Jill family bathroom. On the first floor there are two bedrooms both with en-suite bathrooms and there is a useful box/storeroom.







OUTSIDE

Immediately to the north of the house is the former stallion box that is currently utilised as a storeroom also housing the oil tank and boiler for the house, subject to alterations this would make an excellent games room or home office. Gated access leads into the traditional Victorian red brick 16-18 box stud yard and a modern general purpose concrete portal frame barn set around a courtyard, with sitting up room and staff wc. To the rear of this yard is a two-bedroom single storey grooms' cottage, attached to a further 5 box run of Victorian stables.

The property has been operated as a stud farm and offers excellent equestrian facilities including loading ramps, two separate blocks of post and rail paddocks, the one served by the yards and overlooked from the house being about 61 acres, and a short walk away is block 2 which is about 17 acres and access granted across Forestry Commission land hence affording direct access to The Kings Forest, with River Lark frontage.

The 11 large paddocks, in the main 61-acre block, all benefit from water and are divided by access tracks and tree shelter belts. A further 6 box isolation yard with feed store of timber construction is located towards the northeast corner, from which there is also separate gated access to the road. In addition to the large paddocks there are 3 small, sheltered turnout/nursery paddocks.

The ground in this area is predominantly a well-draining sandy loam ideal for year round safe pasture.

LOCATION

West Stow Stud is situated in the highly sought-after rural village of West Stow, which lies approximately 5 miles from Bury St Edmunds and the A14 and 6 miles from the A11 and is set on the edge of the Kings Forest. The village itself enjoys a fine parish church and Larkwood Lakes Nature Reserve with an open water swimming group, paddleboard tuition and hire and a dog training group. There is also the nearby Fullers Mill tearoom and open garden and the West Stow Country Park and Anglo Saxon village.

Kings Forest is about 5,700 acres of open access land available to the public and is part of the Breckland Forest Site of Special Scientific Interest (SSSI) dedicated for a range of rare flora and fauna, and a Special Protection Area (SPA) for the Woodlark and Nightjar. Most of Kings Forest is planted with pine which is sustainably managed for timber through a cycle of clear felling and replanting, providing habitat for these ground nesting birds.

More comprehensive facilities are available in the historic cathedral town of Bury St Edmunds, which offers an excellent range of amenities, extensive shopping facilities and a good range of leisure facilities including health clubs, swimming pools and golf clubs. Cultural amenities include the beautiful Georgian Theatre Royal and The Abbey Gardens.

The international airport at Stansted is about 49 miles away and in addition to air services there is an express train service to London.

Schooling: There are excellent local schools in both the public and private sectors including Finborough School, Old Buckenham Hall, Ipswich School, Framlingham College and St Joseph's College.

Of particular significance, Culford private school which caters for ages 1 – 18 yrs, is approximately a 1 mile walk from the house.





DIRECTIONS

From Bury St Edmunds proceed northwest through the villages of Fornham St Martin and Fornham St Genevieve. Continue on the B1106 and at the fork in the road bear left. Proceed along this lane into West Stow. Proceed past the church on your left and take the next left into Icklingham Road (signposted Icklingham & Mildenhall). Continue along Icklingham Road and the driveway for West Stow Stud and West Stow Hall will be found on the right.

what3words: [///locate.raven.topmost](https://www.what3words.com/locate/raven.topmost)

PROPERTY INFORMATION

Address: West Stow Stud, Icklingham Road, West Stow, Bury St Edmunds, Suffolk, IP28 6EY.

Services: Mains water and electricity. Private drainage. Oil fired central heating

Local Authority: West Suffolk District Council

Council Tax:

West Stow Stud - Band G

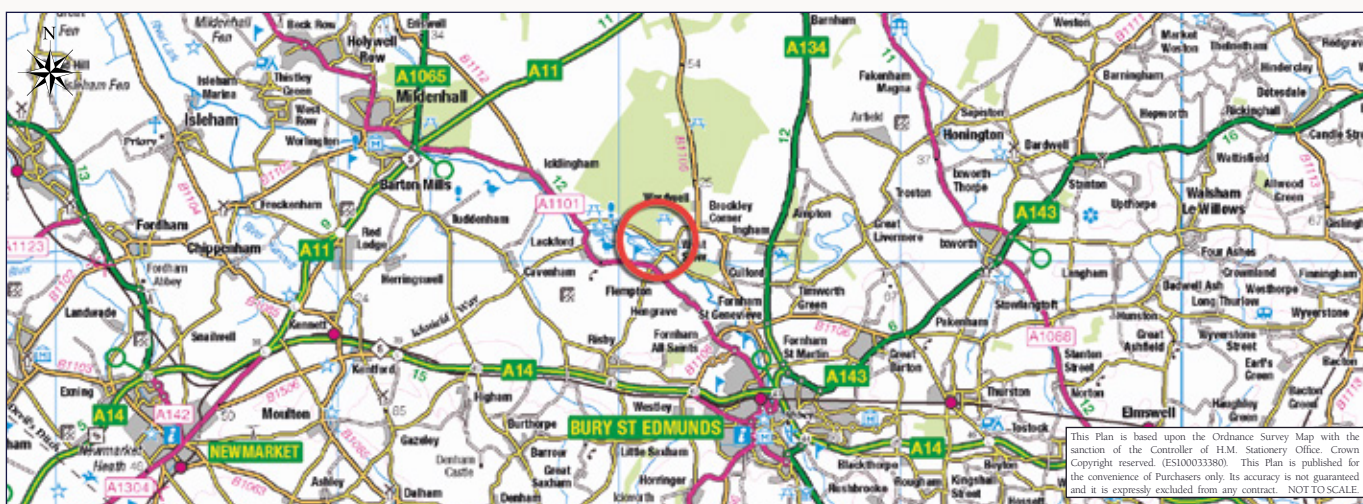
Groom Cottage - Band B

Tenure: Freehold

Broadband: Ofcom states speeds available of up to 5500Mbps.

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

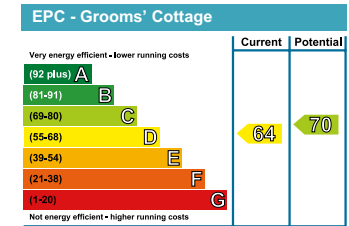
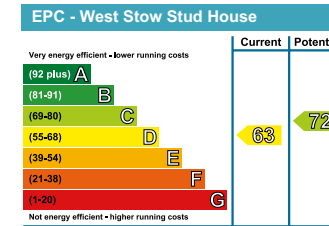
Viewing: Only by appointment with the sole agents Jackson-Stops - T: 01284 700535.



APPROXIMATE GROSS INTERNAL AREA:
MAIN HOUSE = 439.5 SQ M / 4731 SQ FT
GROOMS' COTTAGE = 86.3 SQ M / 930 SQ FT
OUTBUILDINGS = 570.4 SQ M / 6141 SQ FT
TOTAL = 656.7 SQ M / 7071 SQ FT

This detailed floor plan shows a large, U-shaped building with the following rooms and dimensions:

- Top Row (Left to Right):**
 - Stables: 5.90 x 4.30 / 19'4" x 14'1"
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 - Stables: 5.90 x 4.30 / 19'4" x 14'1"
 - Gate: 4.70 x 3.00 / 15'5" x 9'10"
 - Stables: 4.70 x 4.50 / 15'5" x 14'9"
 - Stables: 4.70 x 4.50 / 15'5" x 14'9"
 - Stables: 6.60 x 4.70 / 21'8" x 15'5"
- Right Side (Top to Bottom):**
 - Stables: 4.70 x 4.50 / 15'5" x 14'9"
 - Stables: 4.70 x 4.50 / 15'5" x 14'9"
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- Bottom (Left to Right):**
 - Stables: 4.80 x 4.70 / 15'9" x 15'5"
 - Stallion Box: 8.00 x 4.00 / 26'3" x 13'2"
- Left Side (Top to Bottom):**
 - Stables: 4.70 x 4.50 / 15'5" x 14'9"
 - Stables: 4.70 x 4.50 / 15'5" x 14'9"
 - Stables: 4.70 x 4.50 / 15'5" x 14'9"
 - Stables: 4.70 x 4.50 / 15'5" x 14'9"
 - Tack Room: 3.00 x 3.00 / 9'10" x 9'10"
 - Study: 3.60 x 2.70 / 11'10" x 8'10"
 - Kitchen / Dining Room: 6.10 x 2.60 / 20' x 8'6"
 - Sitting Room: 6.20 x 3.00 / 20'4" x 9'10"
 - Bedroom 3: 5.90 x 3.00 / 19'4" x 9'10"
 - Bedroom 2: 3.00 x 2.80 / 9'10" x 9'2"



Important Notice 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. Brochure by wordperfectprint.com.





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PROPERTY EXPERTS SINCE 1910

