



THE GATEHOUSE
WHEPSTEAD, SUFFOLK

**THE GATEHOUSE, 2 THE LODGE, CHEDBURGH ROAD, WHEPSTEAD
BURY ST EDMUNDS, SUFFOLK, IP29 4SU**

GUIDE PRICE £450,000

A WONDERFUL GRADE II LISTED PERIOD
PROPERTY BEING THE RIGHT-HAND SIDE OF THE
PLUMPTON ESTATE GATE LODGE WITH GARDENS
AND GROUNDS OF ABOUT 1.43 ACRES.



DISTANCE

BURY ST EDMUNDS 8 MILES

NEWMARKET 15 MILES

CAMBRIDGE 35 MILES

GROUND FLOOR

- Entrance Hall
- Dining Room
- Sitting Room
- Kitchen
- Garden Room
- Master Bedroom with En-Suite
- Family Shower Room
- Rear Porch

FIRST FLOOR

- Two Bedrooms
- Shower & Cloakroom

OUTSIDE

- Driveway & Parking
- Gardens & Grounds
- Detached Modern Barn
- Gardens with Shed
- Orchard Area & Paddocks/Meadow
- In All About 1.43 Acres (sts)



THE PROPERTY

The Gatehouse is the righthand side of this late Victorian/early Edwardian property being mock-timbered with roughcast rendered elevations on a brick plinth under a tiled roof. The property benefits from a single storey extension to the rear that has been done in a sympathetic style and significantly improves the accommodation by enlarging the living space and adding a ground floor bedroom that is served by an en-suite shower room.

In brief the accommodation comprises a fabulous oak panelled front door opens from the side under the gate arch to a hallway. The sitting room features a timber mullion oriel bay window to the front with leaded windows and secondary glazing, a fireplace with high mantle surround and inset log burning stove with alcove cupboards to both sides, exposed floorboards and the stairs leading to the first floor with understairs store cupboard. The dining room features a double-glazed window to the rear, a retained leaded window to the side, an internal stained-glass window and a double-glazed Velux roof light. There is Karndean oak effect flooring and an oil-fired Aga range cooker with Delph tiled splashbacks. There is also an airing cupboard with hot water tank to the side, set into the former high mantle fireplace surround, and a traditional corner larder cupboard. A quarry tiled inner hall leads to the galley kitchen which features a leaded window to the front, a range of base and eye level units, roll top worksurfaces, a stainless-steel sink unit, 4-ring electric hob with oven below and an underset Grant oil fired boiler (replaced in 2025). The garden room has a part vaulted ceiling with Velux rooflight window, a double-glazed window to the rear, Karndean flooring, space and plumbing for a washer/dryer and a door into a lean-to rear porch. Continuing on the ground floor there is a cloaks/shower room with Crittall window to the side, wc, hand wash basin and a corner shower cubical. There is also a master bedroom with an en-suite wet room with double glazed window to the side, mosaic tiled floor and walls, a shower, wc, hand wash basin and heated towel rail. On the first floor, the landing is open to an alcove with shower cubical and heated towel rail. There is a separate cloakroom and two double bedrooms with exposed floorboards, traditional fireplaces and secondary glazed leaded windows.

OUTSIDE

The property enjoys grounds that extend in all to around 1.43 acres consisting of a garden around the cottage, the length of drive, upon which the neighbour has the right to park, that leads to the back gate and a detached modern barn, an orchard area, meadow and fenced paddock. There is also independent access from the road to the meadow at the side. The **Detached Modern Barn** (7.9m x 7.5m) which is steel framed and tin clad, with a concrete floor, ½ clad internal walls, personal door and double-glazed window to the side, with a roller door to the front and that benefits from power and light.



LOCATION

The Gatehouse is superbly set in this rural location, being one of two gate-lodges at the end of the drive that originally led to Plumpton Hall. Whepstead is a well-regarded satellite village of Bury St Edmunds with a fine parish church and popular public house 'The White Horse'. More comprehensive facilities can be found in the nearby historic cathedral town of Bury St Edmunds which offers an excellent range of amenities with schooling in the private and public sectors, extensive shopping facilities and a good range of leisure facilities including health clubs, swimming pools and golf clubs. There is good access to the A14, A11 (M11) and the railway station at Bury St Edmunds offers a link to mainline services to London's Liverpool Street and King's Cross.

DIRECTIONS

From Bury St Edmunds follow the A143 west towards Chevington and continue through the village of Horringer, past the Ickworth Estate on your right and after approximately 2 miles proceed past the right turn to Chevington and take the next left into Chedburgh Road signposted Whepstead 2 miles. Proceed along Chedburgh Road, where The Gatehouse will be found, being the righthand side of a pair of attached gate-lodge cottages, after a short distance on the right.

PROPERTY INFORMATION

Services Mains water via private supply requiring a separate meter & mains electricity. Oil Fired central heating.

Private drainage system discharging to ground water.

Local Authority West Suffolk Council

Council Tax Band C

Tenure Freehold

Broadband Ofcom states speeds available of up to 5500Mbps

Mobile Signal/Coverage Yes - varies depending on network provider.

Please visit www.ofcom.org.uk to check availability

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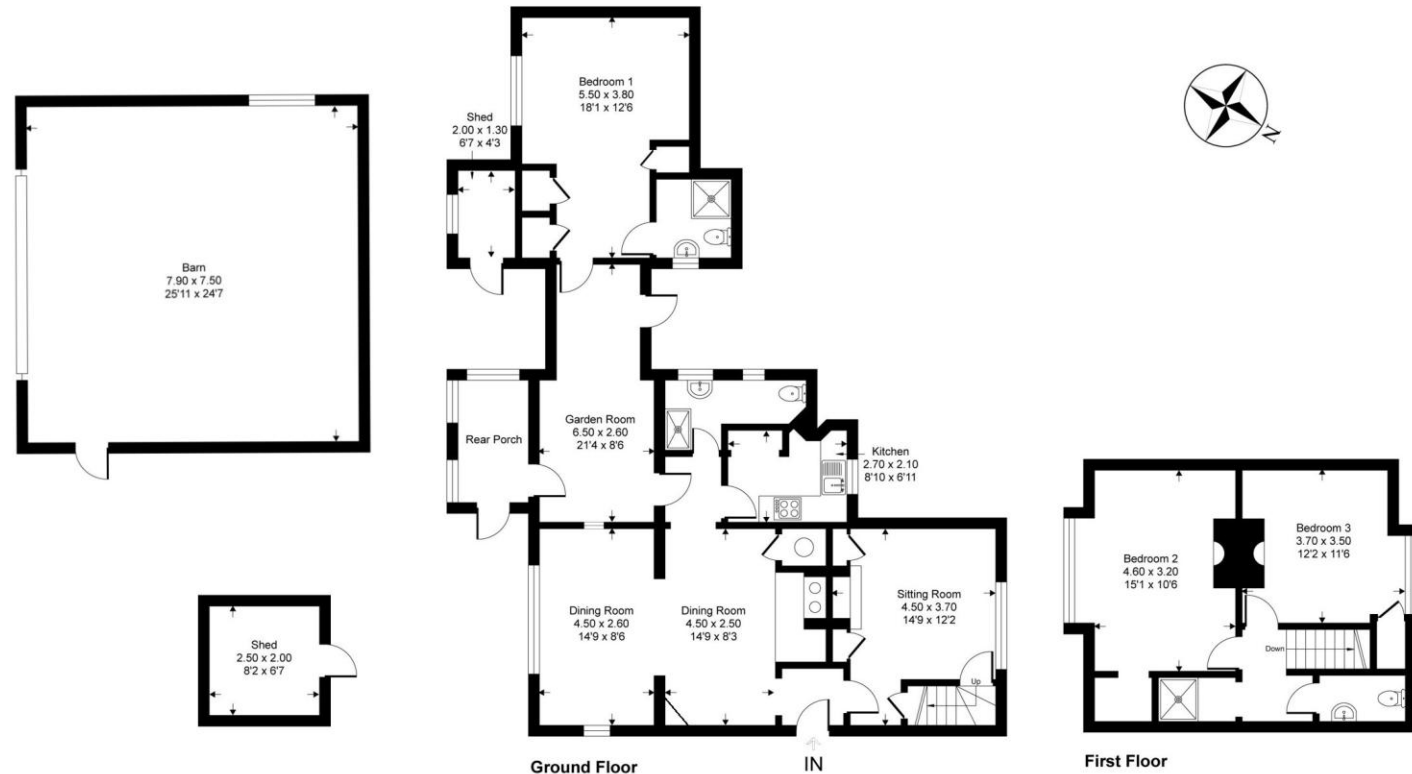
Agents Note: The drive, that is owned by the property, leads under the gate arch, the majority of which belongs to the adjoining Well House as a flying freehold. Well House has a right of access through the gate and with a right to park upon and access across the drive to the house and its gardens. There is also historic right of access for emergency vehicles to get to Plumpton Hall and estate cottages that with the creation of the new Plumpton Hall driveway, to the side, has essentially become redundant.





The Gate House

Approximate Gross Internal Area = 146.2 sq m / 1574 sq ft
 Approximate Outbuildings Internal Area = 64 sq m / 689 sq ft
 Approximate Total Internal Area = 210.2 sq m / 2263 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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BURY ST EDMUNDS

01284 700 535

burystedmunds@jackson-stops.co.uk

jackson-stops.co.uk

onTheMarket.com

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