



FERNBANK
STANTON, SUFFOLK

JACKSON-STOPS 

**FERNBANK, BARNINGHAM ROAD, STANTON,
BURY ST EDMUNDS, SUFFOLK, IP31 2DT**

GUIDE PRICE £695,000

AN OUTSTANDING GEORGIAN FRONTED FAMILY HOME WITH 17TH CENTURY ORIGINS, STANDING IN AN EDGE OF VILLAGE POSITION CLOSE TO THE FARMSHOP, IN DELIGHTFUL GARDENS OF ABOUT 0.44 OF AN ACRE.



DISTANCE

BURY ST EDMUNDS 10 MILES

DISS 12 MILES

NEWMARKET 25 MILES

GROUND FLOOR

- Entrance Hall
 - Drawing Room
 - Sitting Room
 - Dining Room
 - Kitchen/Breakfast Room
 - Garden Room
 - Utility Room
 - Shower Room/Cloakroom
 - Storeroom/Office
-

FIRST FLOOR

- Four Bedrooms
 - Family Bathroom
-

OUTSIDE

- Front Driveway with Parking
- Garage
- Gardens
- In all about 0.44 of an Acre (sts).



THE PROPERTY

A characterful family home with substantial accommodation, standing in superb grounds, set back from the road and presents a Georgian frontage with colour washed rendered elevations under a series of clay pantile roofs and rear earlier origins are evident. The house, which is not Listed, still benefits from a huge wealth of original period detail and character. It is believed to date back to the 17th century and displays internal and external features, such as the Georgian front door pilaster surround and fireplaces, exposed wall and ceiling timbers, Inglenook fireplace and Suffolk latch doors.

The property has been much improved over recent years but with sympathy to the period detail, resulting in a charming, beautifully presented family home with generous, well-proportioned accommodation. The two principle Georgian reception rooms, leading off the entrance hall, have front aspects and are both stylishly presented with fireplaces and benefit from the traditional proportions of the era. The superb timbered dining room links to the rear wing and features a beautiful inglenook fireplace with bressummer beam, housing a log burning stove. Doors lead to the back stairs, the garden room and the kitchen/breakfast room, which is fitted with a range of shaker style units and a Rangemaster cooker set into the former fireplace. The utility room is fitted with a range of base & eye level units, single drainer 1.5 bowl enamel sink, work surfaces, space for appliances, window to the front aspect and a door leading to the storeroom/office, which accesses the front and rear gardens.

On the first floor, the landing leads to the two front Georgian bedrooms, both having front aspects and a vaulted timbered ceiling bedroom with fireplace, exposed floorboards a window to the side aspect and a door leads onto the rear landing, which has access from the 2nd staircase and leads to a fourth bedroom, which is currently used as a study and overlooks the rear garden.

OUTSIDE

The property is well set back from the road with a gravelled driveway leading to a parking area and tandem length garage. The large front garden is predominantly laid to lawn with a central maple tree, well-stocked borders and mature hedging. The equally large rear gardens are also predominantly laid to lawn with an oak tree, several well-stocked flower & shrub beds, wooden garden shed, greenhouse, rear terracing and a side entertaining dining area. The grounds are enclosed by wooden panel fencing and in all extend to about 0.44 of an acre.



LOCATION

Stanton has many amenities including a local store, post office, Co-Op, fish and chip shop, public house, a fuel station, hairdressers, doctor's surgery and a primary school. Wyken Vineyards with its farmers market, country store and highly regarded Leaping Hare Restaurant is located nearby. The village is situated about 10 miles from the medieval cathedral town of Bury St Edmunds, which offers an excellent range of amenities with schooling in the public and private sectors, extensive shopping facilities and a good range of leisure facilities including restaurants, cinemas, fabulous Theatre Royal, health clubs, swimming pools and golf clubs. There is good access to the A14, A11(M11) and the railway station at Diss (12 miles) has a mainline station to London's Liverpool Street taking approximately 95 minutes.

DIRECTIONS

From Bury St Edmunds take the A143 towards Diss, through the village of Great Barton and upon reaching the village of Ixworth continue over both roundabouts and on until you come to Stanton village. Continue past the right turn into the village just past the car cleaning shed on the main road and turn left signposted B1111 and to the Nursery/Farm Shop. Proceed up the hill where the property will be found on the right, set back from the road, accessed through a pair of wooden gates, down a gravel drive. There is ample parking to the front of the house.

What3Words: ///cries.mimics.fortnight

PROPERTY INFORMATION

Services Mains water, electricity, gas and drainage

Local Authority West Suffolk

Council Tax Band F

Tenure Freehold

Broadband Ofcom states speeds available of up to 80Mbps

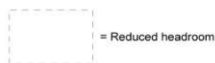
Mobile Signal/Coverage Yes - varies depending on network provider. Please visit www.ofcom.org.uk to check availability

Viewing Only by appointment with the sole agents

Jackson-Stops Tel. 01284 700535

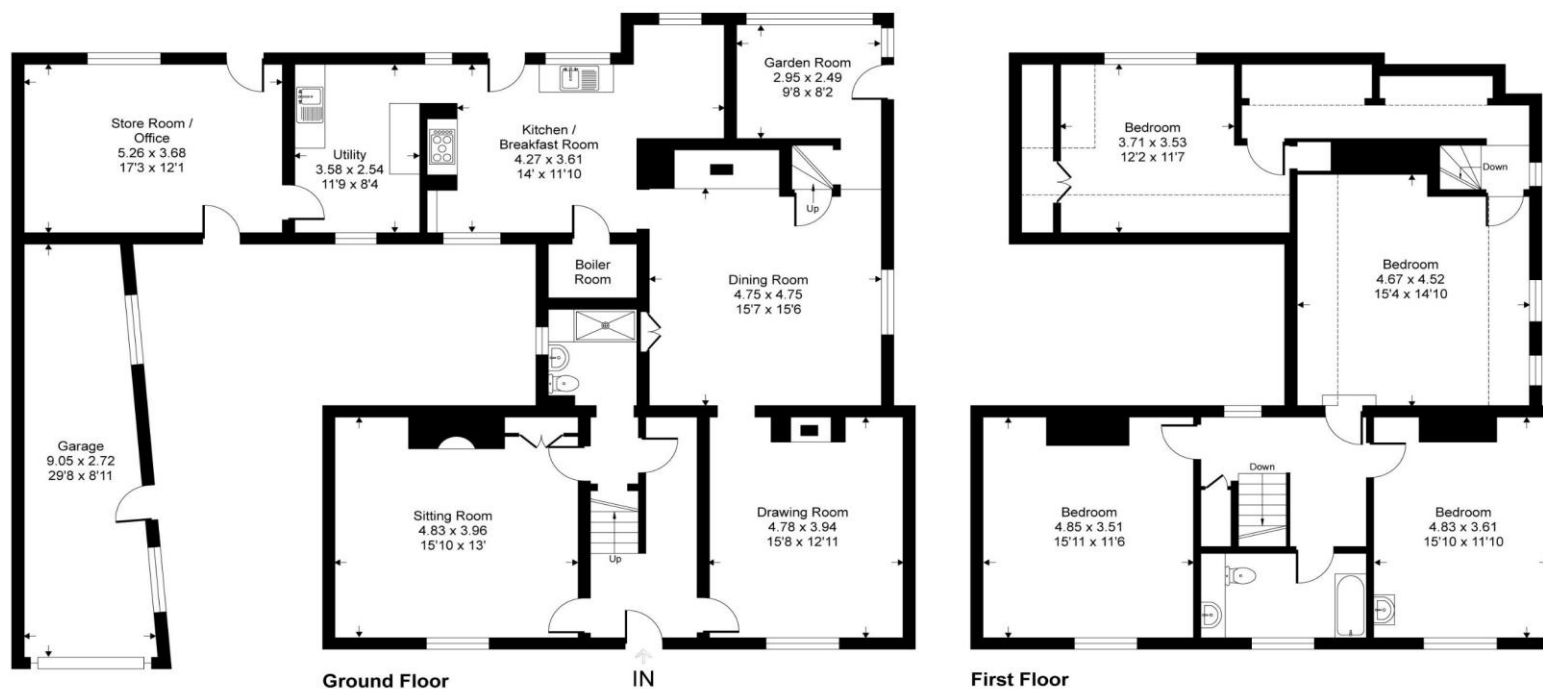
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
	69	79
England & Wales		
EU Directive 2002/91/EC		





Barningham Road

Approximate Gross Internal Area = 244.2 sq m / 2629 sq ft
Approximate Garage Internal Area = 21.1 sq m / 228 sq ft
Approximate Total Internal Area = 265.3 sq m / 2857 sq ft
(excludes restricted head height)



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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