



FENGATE FARM, HIGH TOWN GREEN, RATTLEDEN, BURY ST EDMUNDS, SUFFOLK, IP30 0SZ

- Stowmarket 4 miles
- Hadleigh 12 miles
- Bury St Edmunds 12 miles

Entrance hall • Farmhouse kitchen • Drawing room
Guest suite • Utility/boot room • Principal bedroom
with vaulted ceiling • 3 further double bedrooms on the
first floor • 2 Family bathrooms • Gardens • Garaging

DESCRIPTION

Listed Grade II as being of architectural interest, Fengate Farm is a lovely, detached farmhouse with grounds extending to approximately four acres, set in a stunning rural location, with rolling countryside views. Of traditional timber frame construction under a pitched and thatched roofline the house retains and displays a host of original period features, including exposed timbers, inglenook fireplaces, gabled casement dormers and impressive twin hexagonal chimney stack, to name a few.

In brief the accommodation comprises: entrance hall, magnificent drawing room with triple aspect views, large farmhouse kitchen/dining room, utility/boot room, ground floor guest bedroom suite. Upstairs offers a breath taking vaulted principal bedroom with adjacent bathroom, 3 further double bedrooms and a large family bathroom.

OUTSIDE

Set down a sweeping drive, Fengate Farm stands proudly in its plot of around 4 acres. To the front, a gravelled drive provides extensive parking and leads to a large double garage. The majority of the grounds are laid to lawn, interspersed with mature trees together with an alfresco dining terrace. All with outstanding countryside views.

AN OUTSTANDING SUFFOLK FARMHOUSE DATING BACK TO THE 15TH CENTURY REQUIRING RE-THATCHING AND ELEMENTS OF UPDATING (*SEE AGENTS NOTE), IN A FABULOUS RURAL SETTING WITH FAR REACHING VIEWS.



LOCATION

Rattlesden has a thriving community with the main village located in a sweeping valley between the market towns of Bury St Edmunds and Stowmarket. The village has a magnificent church, a chapel, two historic village inns and a community/village stores run by volunteers.

*Agents note: Indicative of properties which have not changed hands for several decades, various aspects of Fengate Farm might be considered 'somewhat dated' by today's standards. The roof will require rethatching in the near future and a recent quote has been obtained. These items have been taken into account in the current assessment of value.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water and electricity
Private drainage (shared septic tank)
Oil fired central heating
Open fire used in winter

Local Authority: Babergh Mid Suffolk

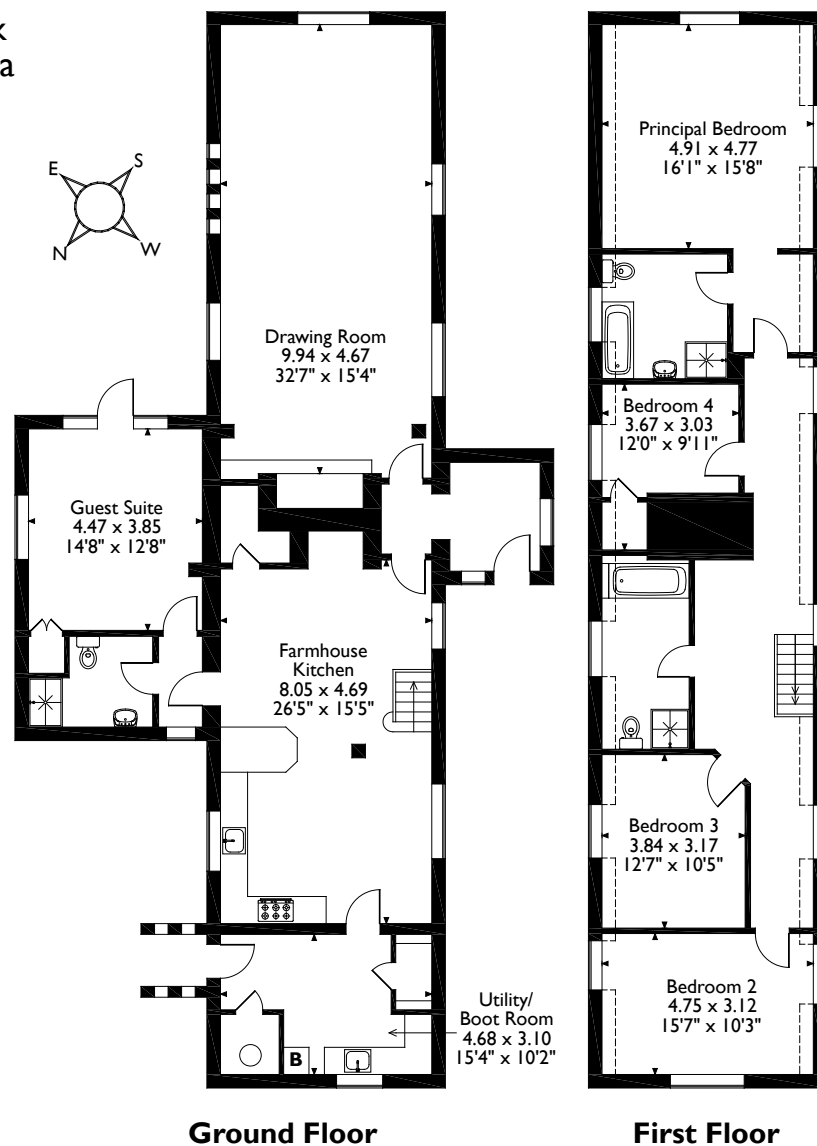
Council Tax: Band F

Viewing: By appointment with Carter Jonas
T: 01787 882881

What3Words: ///polishin.spent.comedians



Fengate Farm, Rattlesden, Suffolk
Approximate Gross Internal Area
242 Sq M/2605 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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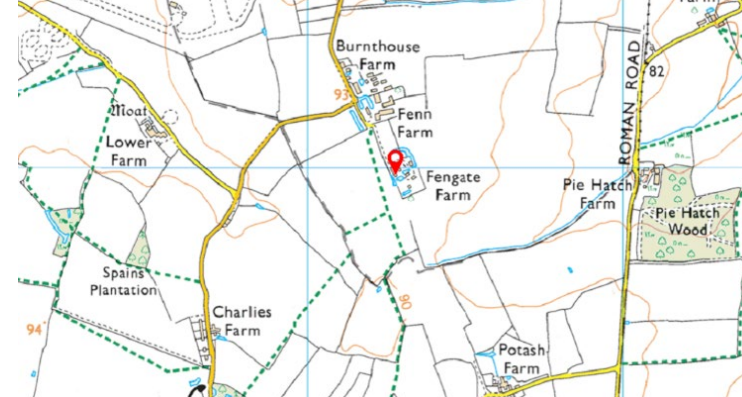
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