



The Dell
Freckenham, Suffolk

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The Dell, Elms Road, Freckenham, Bury St Edmunds, Suffolk, IP28 8JE

Freckenham is a small picturesque village boasting a thriving community and is serviced by its own village hall, public house with restaurant and a Parish church. Further town amenities including schools, colleges, shops, restaurants and sports centres can be found in the nearby world famous horse racing town of Newmarket (8 miles), the historic market town of Bury St Edmunds (15 miles) and the University City of Cambridge (20 miles).

Originally dating back to 1540 The Dell was extended throughout successive centuries into the property it now is. This substantial five bedroom detached property occupies a sizable plot within this popular village. Well documented and lovingly brought back to its original glory, creating a truly unique residence displaying a wealth of restored characterful features. Further benefitting from glorious grounds and ample private parking.

A substantial detached Grade II Listed country residence set within 0.6 of an acre.

Entrance into:

ENTRANCE PORCH An impressive entrance featuring a traditional gable with decorative surround, built-in bench seating and quarry tiled flooring.

ENTRANCE HALL A magnificent warm and welcoming entrance with stunning oak flooring, exposed stud timbers, stairs rising to the first floor and access to the cellar below.

DINING ROOM A room full of character, enjoying pleasant views over the formal lawns through the French doors. The room features an ornate open fireplace with decorative stone surround, recessed shelving within the arches and original oak flooring.

SITTING ROOM A traditional sitting room with oak floors, decorative shelving and an open fireplace with stone surround. There are French doors opening to the formal gardens and also into the Orangery.

ORANGERY The south facing glazed room overlooks the feature pond and features red tiled flooring and a personal door opening to the front lawns.

LIBRARY Fitted shelves make this a perfect space for housing a library overlooking the kitchen gardens.

SNUG Well positioned centrally within the house this stunning panelled room enjoys views over the kitchen gardens, ceiling timbers and oak floors. The centre piece of the room is a large Inglenook fireplace with brick and tiled hearth.

STUDY Originally thought to be the game room featuring stone floors with view over the rear gardens.

GARDEN LOBBY With red stone flooring and opening to the kitchen gardens this delightful room features a Belfast sink with wooden draining board, large under stairs wood store and a sizeable walk-in pantry providing plenty of shelving for kitchen goods.

KITCHEN The jewel of this magnificent period property featuring a Range thought to date back to the 1700's incorporating 3 burners used to provide meals for employed farm workers and school. Storage space surrounds the room incorporating a double sink with cupboards under and a modern range with gas hob, electric oven and hood. The red tile flooring leads through to the:

SCULLERY Providing plenty of space for storage, fridge/freezers and fitted with plumbing for white goods. The original stone wash sink is still in situ with plumbing and is joined by the original fitted hand pump to the well.

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CLOAKROOM Comprising WC and Butler hand basin.

BOILER ROOM Housing the heating systems and tanks.

SCHOOL HOUSE A wonderful addition to the property featuring an entrance hall with bench seating leading to 2 rooms. The rear room is currently used as a home office and features a Tortoise Stove, wooden floors and panelled walls. The larger room also has wooden floors and panelled walls and features an open fireplace with decorative surround and stone hearth. With double doors leading to the front this versatile space offers a variety of uses and would be ideal as a studio or games room.

CELLAR Ideal space for wine storage, displaying many characterful features including ceiling hooks for hanging game, brick built salt curing baths and pickle shelves.

First Floor

LANDING Featuring wooden floors and a delightful reading area overlooking the formal lawns.

PRINCIPLE SUITE Located off the rear landing, this generous space enjoys views over the rear gardens, exposed floor boards and stud timbers. A stand out feature of the room is a private dressing room providing plenty of space for dressing tables, wardrobes and featuring an ornate fireplace and built-in storage shelves. There is a spacious **En Suite** fitted with a white suite comprising, WC, Belfast sink wash basin, large modern shower cubicle and a large built-in storage cupboard.

BEDROOM 2 A generous front facing bedroom with wooden floor boards, an open fireplace with ornate surround, display mantle and 2 built-in wardrobes providing plenty of shelving and hanging space.

BEDROOM 3 Enjoying a front facing aspect featuring wooden floors, open fireplace and built-in storage cupboard.

BEDROOM 4 A charming room with 'Jack and Jill' doors leading to both landings, featuring exposed wooden floors and an open fireplace with views over the rear.

BATHROOM 1 A characteristic bathroom with exposed brick chimney breast, stud timbers and floor boards. Fitted with a white suite comprising roll top bath with Victorian shower attachment, pedestal wash basin and WC.

BEDROOM 5 Enjoying a double aspect over the rear gardens with a wash basin set in a vanity unit, fireplace with Tortoise Stove inset and wooden floors.

BATHROOM 2 Fitted with a sizeable roll top bath with Victorian style shower attachment, WC and wash basin set in a vanity unit.

Outside

The property is approached via a private gate opening to an 'In and Out' carriage gravel driveway in turn leading to the off road parking providing space for several vehicles. At the front of the property are the formal lawns that are bordered by a flint wall and mature tree line. The well-stocked beds have been well cared for and feature delightful box hedge borders. A charming kitchen garden is located to the side of the property, ideal for evening drinks and entertaining. This part of the garden incorporates a delightful feature pond and is bordered by a Suffolk clunch wall. The rear gardens are predominately lawn with well stocked beds and borders and a sizeable area planted with aconite, bluebells and snowdrops. Throughout the garden many hedgerows including Yew, Box, Acacia, Oak, Beech, Sycamore and Elm carry with them historical value and some are thought to date back over 300 years.

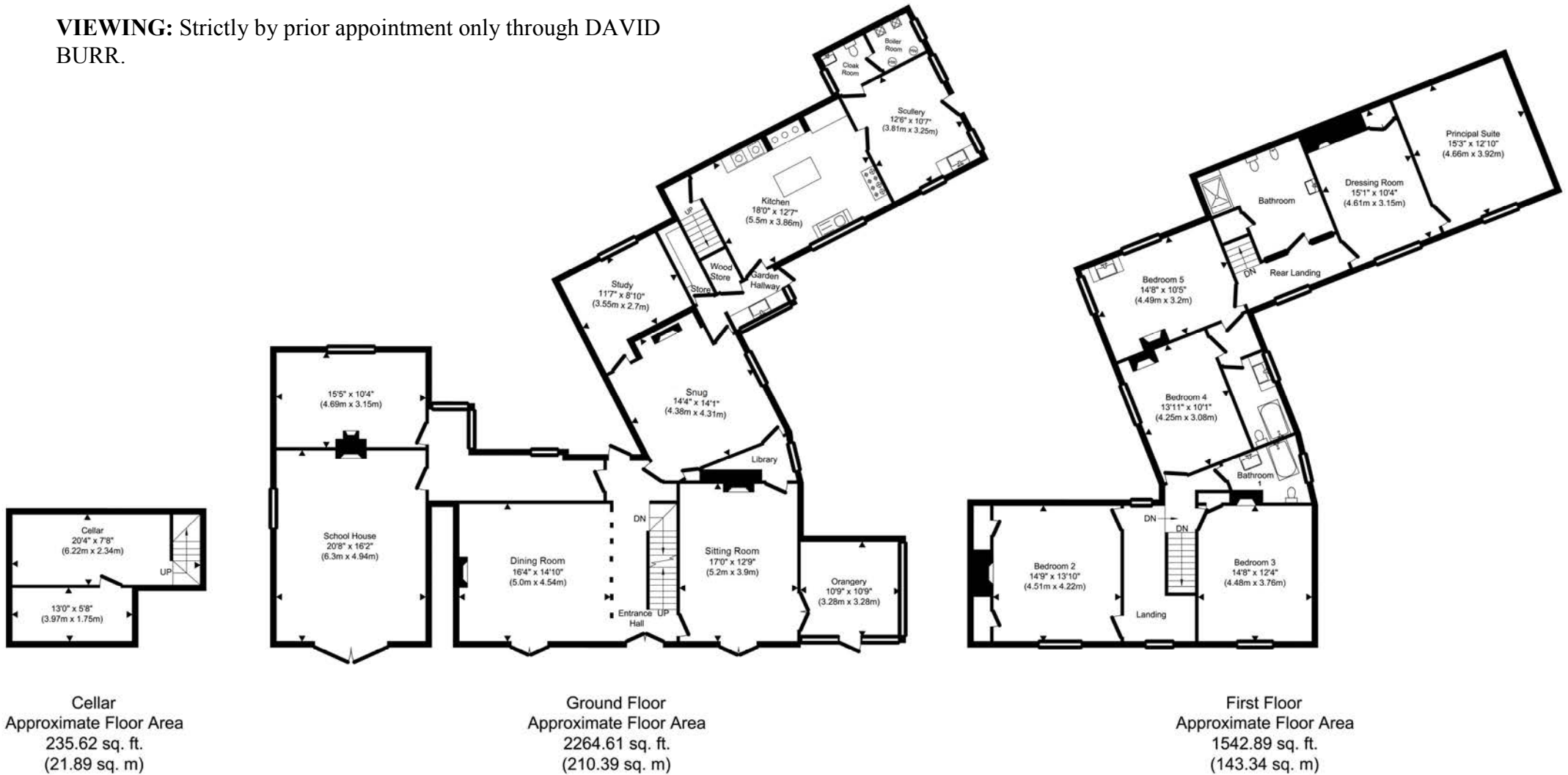
In all about 0.6 of an acre.

SERVICES: Mains water, electricity and draining. Gas fired heating.

NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: Forest Heath District Council.

VIEWING: Strictly by prior appointment only through DAVID BURR.



TOTAL APPROX FLOOR AREA 375.62 SQ.M. (AREA 4043.14 SQ.FT.)



