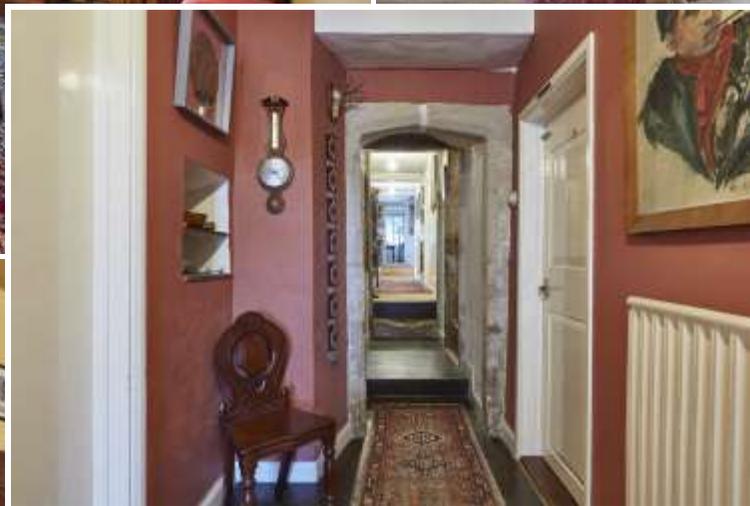




**Chalk Farm,
High Street, Lakenheath**

**DAVID
Burr**



Chalk Farm, High Street, Lakenheath, IP27 9JS

Lakenheath is situated within the Forest Heath district of Suffolk close to the Norfolk and Cambridgeshire boundaries where The Fens and the Breckland natural environments meet. The village has a wide range of local amenities including a primary school, medieval church, car maintenance garage, public house, grocery store, opticians, library and a variety of food restaurants. There is also a broad range of sporting, play and meeting facilities ensuring that there is plenty going on within this local community.

‘Chalk Farm’ is a truly stunning five bedroom home with accommodation stretching over 3,300 sq.ft and grounds measuring approximately 1.6 acres. This spectacular Grade II listed home dates back to the 15th century with later additions across the 17th and 20th centuries which have been subtly integrated to offer spacious yet characterful accommodation throughout. Steeped in charm and boasting a captivating history, the property offers a wealth of original features such as brick-built fireplaces, original doors, floorboards and stone work believed to have come from the Ely Monastery. The grounds are breath-taking with a number of outbuildings, a circular driveway, garage block and a wooded area.

A spectacular and spacious farmhouse with stunning grounds measuring 1.6 acres.

Entrance into:

First Floor

ENTRANCE HALL Exposed original stonework, areas of oak flooring, some parquet flooring and windows to the side aspect.

SITTING ROOM Windows to rear aspect, sliding doors leading outside and an open fireplace.

DINING ROOM Windows to side and front aspects. A stone built open fireplace with a large oak ‘summer-beam’ mantel and an ornate stone alcove.

KITCHEN / BREAKFAST ROOM Fitted units, worktops over and an inset sink and drainer. A fitted AGA with further space and plumbing for appliances. Window to side aspect, a larder cupboard and access to the **SUN ROOM**.

SNUG Window to front aspect.

STUDY Window to rear aspect.

OFFICE Parquet flooring, window to side aspect and French doors leading outside.

CLOAKROOM Wash hand basin, WC and window to side aspect.

LANDING Presented across a staggered level with the original part enjoying Elm flooring. Windows to both side aspects, exposed stone and two staircases.

MASTER BEDROOM Windows to front and side aspects, an ornate stone alcove and a feature cast-iron stove.

BEDROOM 2 Exposed original floorboards, a store room, wash hand basin and window to front aspect.

BEDROOM 3 Fitted wardrobes and windows to side and rear aspects.

BEDROOM 4 Exposed floorboards and window to rear aspect.

BEDROOM 5 Window to side aspect, a wash hand basin and exposed floorboards.

BATHROOM 1 Fitted with a bath, shower cubicle, wash hand basin, WC and windows to side and rear aspects.

BATHROOM 2 Shower cubicle, wash hand basin, WC, an airing cupboard and window to side aspect.

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Outside

The property is accessed via the circular gravel driveway that has central mature shrubbery and a charming pond. The **GARAGE BLOCK** which has electricity and is situated to the rear of the driveway and consists of a garage, **WORKSHOP** and a **WINE CELLAR**. The gardens are predominantly lawned and presented in separate sections. The kitchen garden is privately located off the Sun Room on the south side of the house which features a paved terrace, a lawned area with box hedges, herb garden, flowered borders, Oil and coal stores and has a delightful climbing rose centrepiece and this south side of the house features a large wisteria that extends around to the front of the property. The lower lawn also enjoys a decked area with mature borders that lead to the characterful brick archway. The elevated lawn area is substantial and boasts a wonderful selection of mature trees. The upper lawn also features a large open barn originally a 3 bay farm cart lodge and a quaint summer house positioned for enjoying all day sunshine. At the rear of the grounds is a small wooded area.

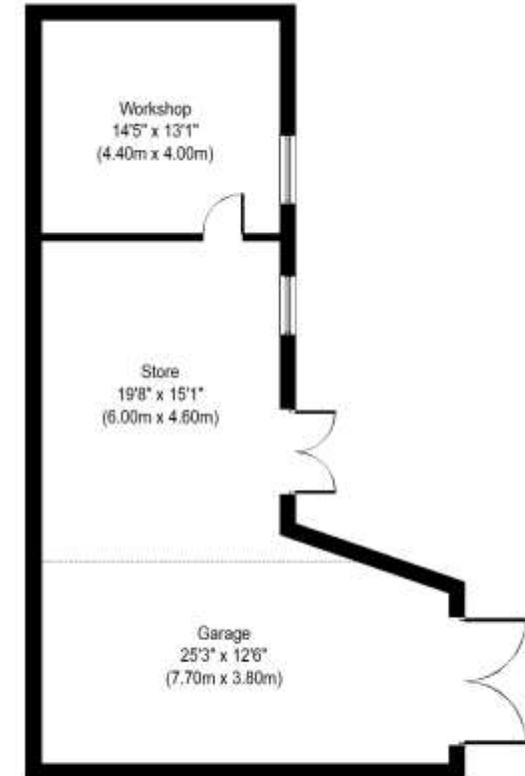
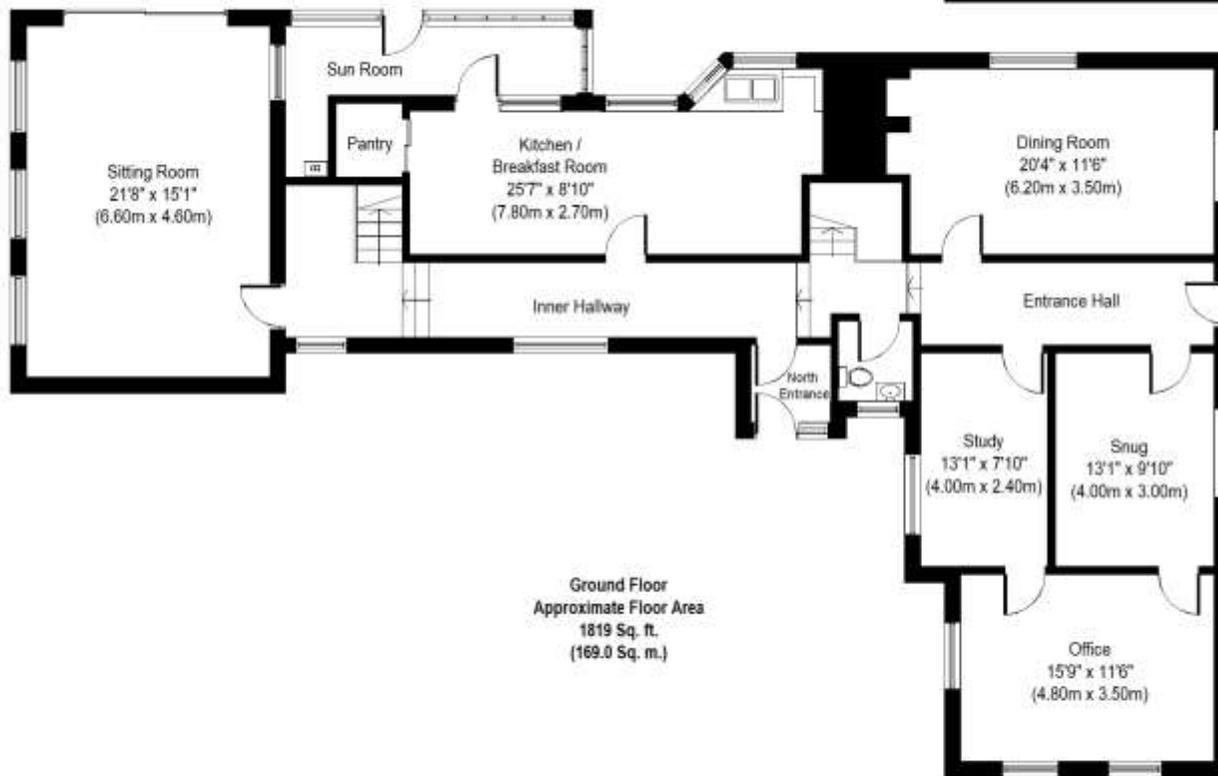
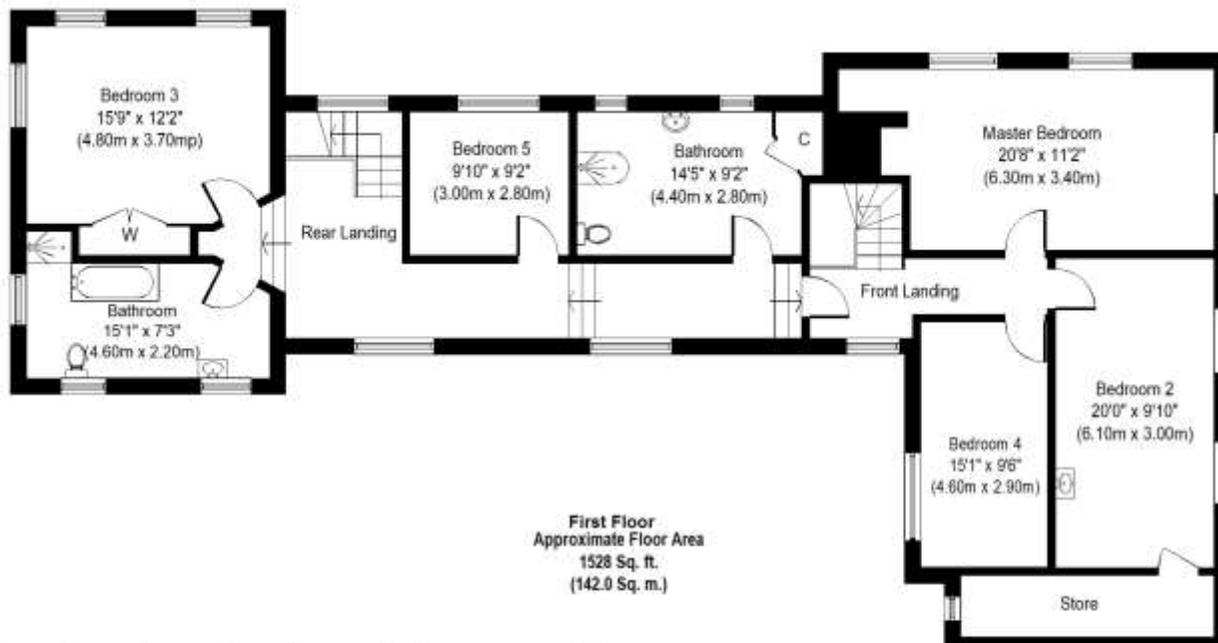
In all about 1.66 acres.

LOCAL AUTHORITY West Suffolk District Council.

SERVICES Main water and electricity. Oil Fired heating. Note, none of the services have been tested by the agent.

VIEWING Strictly by prior appointment only through DAVID BURR.





Outbuilding
Approximate Floor Area
805 Sq. ft.
(74.8 Sq. m.)
(Not Shown in Actual
Location / Orientation)

