



DAVID
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Peggles
Purton Green, Stansfield, Suffolk



Peggles, Purton Green, Stansfield, Bury St Edmunds, Suffolk CO10 8LU

Stansfield is a pretty village with a public house, parish church and village hall, nestling in a deep valley surrounded by undulating farmland. The historic small town of Clare is about 5 miles south, whilst the Cathedral City of Bury St Edmunds is about 11 miles north. Cambridge is about 25 miles west and Stansted Airport is approximately 40 minutes' drive.

Situated in an idyllic location with panoramic views over open countryside, originally a pair of farm worker's cottages that were dismantled and reconstructed in the early 1980's, beam by beam and brick by brick. The property was extended at the time and with further extensions added approximately 15 years ago. The property now offers characterful and generous living accommodation, complemented by modern luxuries such as a bespoke handmade kitchen and further benefits from a range of outbuildings including a guest flat with the potential for Air B&B and large workshop. In all about 1.40 of an acre.

A detached characterful and luxurious property with panoramic views over open countryside.

Entrance into:

RECEPTION HALL A generous reception hall with a stunning brick chimney, exposed beams and studwork, staircase to the first floor and a door opens to the:

DINING ROOM With exposed beams and studwork, outlook to the front aspect, internal mullion windows and feature fireplace with a rather unique log burning stove set upon a brick tiled hearth with bressumer over.

DRAWING ROOM A stunning double aspect reception room with exposed beams and brickwork, featuring a brick fireplace, log burning stove set upon a brick tiled hearth with bressumer over and bread oven.

KITCHEN/BREAKFAST ROOM Forming the hub of the home this stunning bespoke handmade country kitchen is extensively fitted with a wide range of wall and base units under worktop with stainless steel sink and drainer inset. Integrated appliances include an Aga cooker with dual hotplates whilst there is a secondary Neff oven and four ring hob, Neff dishwasher and fridge/freezer, whilst there is space for a butcher's block, large sideboard and dresser. Flagstone floors lead through to the spacious **Breakfast Area** with plenty of space for a dining table and chairs and two sets of French doors leading out to the kitchen garden.

UTILITY ROOM With a further range of wall and base units under worktop with stainless steel sink and drainer inset, space and plumbing for a washing machine and tumble drier and housing for boiler.

INNER HALL With brick tiled floor and storage space, opening to an inner lobby with further fitted storage and opening through to the:

STUDY With internal mullion window and outlook to the side aspect.

SNUG With large storage cupboard and French doors opening to the kitchen garden.

CLOAKROOM With brick tiled flooring, farmhouse sink and vintage radiator.

First Floor

With picture window on the half landing with views exceptional views over open countryside. Rooms off:

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PRINCIPLE BEDROOM Accessed via lobby with doors to **Dressing Room** and **En-Suite** with tiled shower cubicle, WC, heated towel rail. A door leads through to the spacious principle bedroom with a range of fitted wardrobes, exposed beams and exceptional views over countryside.

BEDROOM 2 Another spacious double aspect bedroom with exposed beams and exceptional countryside views.

BEDROOM 3 Another spacious double aspect bedroom with exposed beams and exceptional countryside views.

BEDROOM 4 Double bedroom with exposed beams and outlook to the front.

BEDROOM 5 With exposed beams and outlook to the front.

BATHROOM Stylishly fitted with a panel bath, separate tiled shower cubicle, pedestal sink unit and WC.

Outside

Peggles is situated in an idyllic countryside location with panoramic countryside views and enjoys a parkland feel and the air of absolute tranquility set in generous. Grounds approaching 1.40 acres. The gardens are a real asset to the property and are traditionally lawned interspersed with a range of mature trees, hedging, topiary, wildlife pond, wildlife garden and rose arbour. Adjacent to the property is a gravel parking area and a side access leads to the rear of the property where further parking is available via the **DOUBLE GARAGE** with light and power connected and a first floor **GUEST FLAT** ideally utilised as guest accommodation but also offering the potential for Air B&B. Further prominent features include a Nissen Hut, greenhouse, log store and particular attention should be drawn to the delightful kitchen garden with an extensively paved dining terrace offering uninterrupted countryside views. For the garden/machinery enthusiast the property also benefits from an extensive storage barn currently separated by an internal dividing wall and utilised as a **Workshop** and **Storage Barn**.

SERVICES: LPG gas-fired heating, septic tank, mains water and electricity.

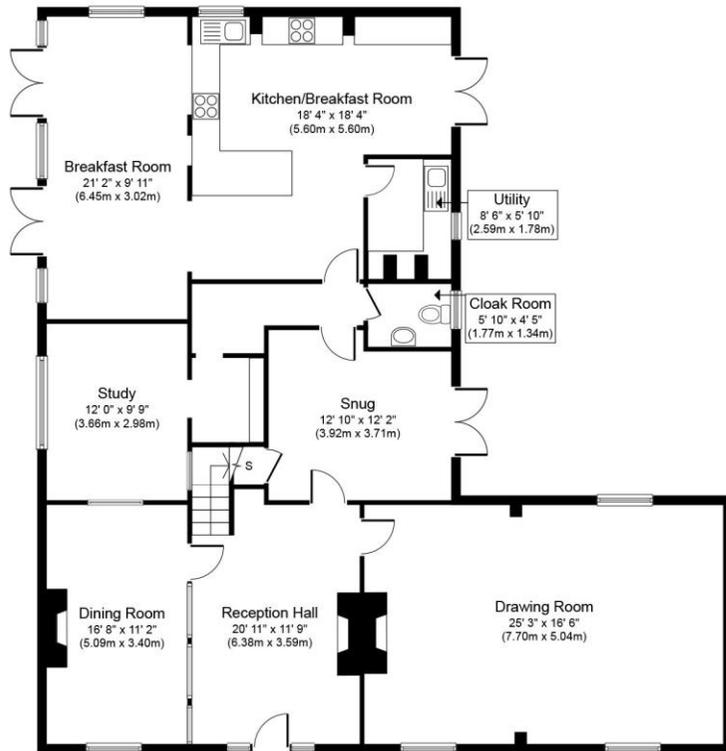
NOTE: None of the services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk District Council. Council Tax Band: G. £3,228.38 per annum.

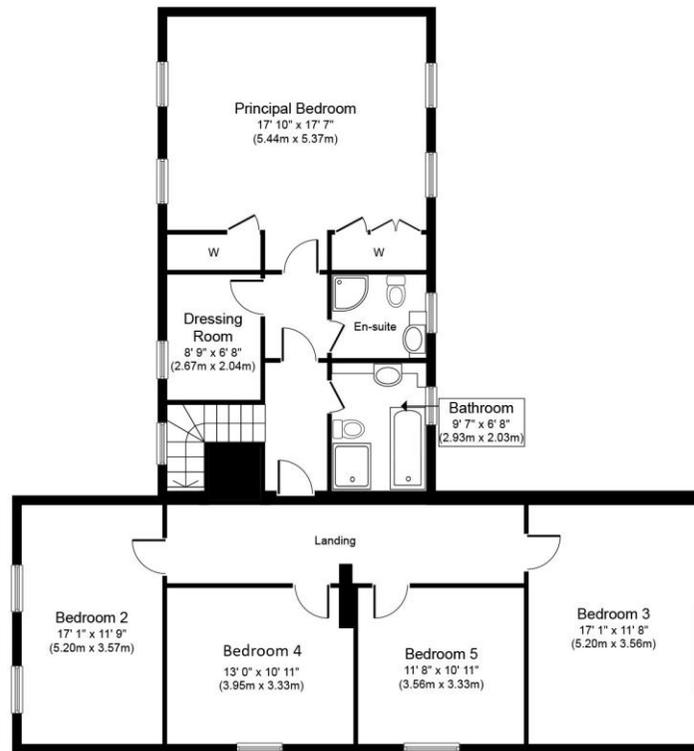
EPC RATING: TBC.

VIEWING: Strictly by appointment through David Burr – 01787 277811.

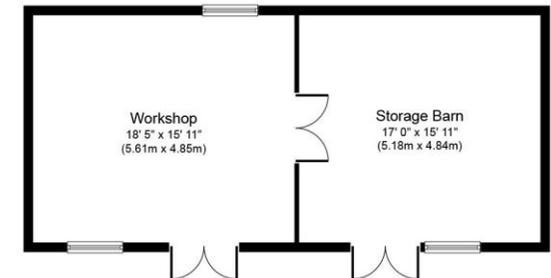
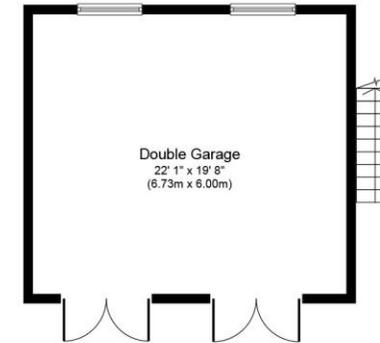
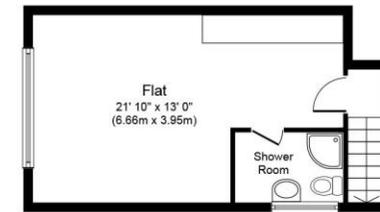
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Ground Floor
Approximate Floor Area
1,770 sq. ft.
(164.5 sq. m.)



First Floor
Approximate Floor Area
1,418 sq. ft.
(131.8 sq. m.)



Outbuilding
Approximate Floor Area
1,287 sq. ft.
(119.6 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



