



**Watlands,  
Grimstone End, Pakenham, Suffolk**

**DAVID  
BURR**



# Watlands, Grimstone End, Pakenham, Suffolk, IP31 2LZ

The picturesque village of Pakenham is known as the village of two working mills, the watermill and windmill. The main village has variety of amenities including village store/post office, the popular Fox public house, village hall and church. The village is situated approximately six miles to the north east of the historic market town of Bury St Edmunds and provides excellent access to the A14 dual carriageway linking the east coast ports, Midlands and London via the M11. The well served village of Thurston (2 miles) has a railway station with trains to Ipswich and Cambridge and onto London. The market town of Stowmarket (12 miles) has a mainline rail link to London Liverpool Street.

## **An exceptional well planned eco-friendly property with flexible accommodation and generous grounds of 0.92 acres.**

### **Inviting Eco-Friendly Residence with Tranquil Surroundings**

Nestled within the serene landscape, discover a truly remarkable family home designed with accessibility and sustainability in mind. Welcome to this exceptional property, offering spacious interiors, extensive grounds, and a harmonious blend of modern comfort and eco-conscious living.

### **Accessible Design and Thoughtful Features**

Approaching the property, a driveway meanders past the front lawn adorned with majestic trees, leading to ample parking space. Designed with accessibility in mind, the house features wide doors, high sockets, low light switches, and a ramp leading to the front door. The entrance hallway sets a remarkable tone with its spaciousness and a bespoke ash staircase, providing a fitting introduction to this beautifully crafted family abode.

### **Flexible Living Spaces**

On the ground floor, a versatile dual-aspect study offers potential as a fifth bedroom, while the boot room, sleek shower room, and utility room add convenience to daily routines. The open-plan living and dining area, warmed by a Schiedel wood burner, invites family gatherings and entertaining, seamlessly connecting to the elegant kitchen. Bathed in natural light, the kitchen boasts pale green cabinets, white granite worktops, and

modern appliances, creating an inviting space for informal meals and culinary delights.

### **Abundant Natural Light and Comfort**

Ascend the ash staircase to the expansive first-floor galleried landing, flooded with sunlight streaming through skylights. Four large double bedrooms, including the principal bedroom with an en suite shower room, offer comfort and tranquility. The sleek five-piece family bathroom features contemporary fixtures and access to a Juliet balcony, perfect for unwinding amidst scenic views.

### **Expansive Grounds and Outdoor Amenities**

Step outside to the terrace, ideal for al fresco dining, and explore the south-east facing garden adorned with mature fir trees. Extensive grounds offer opportunities for outdoor recreation, with log stores, sheds, and a large detached garage/workshop measuring 8 meters x 6 meters. This versatile space benefits from a three-phase electricity supply, providing ample storage and utility space for various needs.

### **Idyllic Rural Setting**

Situated amidst open fields and woodland, the property offers a peaceful retreat with friendly neighbours and easy access to village amenities.

# Watlands, Grimstone End, Pakenham, Suffolk, IP31 2LZ

Nearby pubs, shops, and supermarkets ensure convenience, while excellent transport links facilitate commuting to larger towns and cities.

## A Gem of Eco-Conscious Living

Built to impeccable standards with excellent green credentials, this eco-friendly residence exudes efficiency, economy, and timeless elegance. Decorated in a neutral palette and surrounded by mature gardens, this delightful home epitomises the perfect blend of countryside tranquility and modern comfort. Don't miss the opportunity to make this eco-conscious gem your own sanctuary in the heart of rural Suffolk. Schedule your viewing today and experience the allure of sustainable luxury living.

**SERVICES:** Mains water, drainage and three phase electricity are connected. Underfloor heating via air source heat pump. **NOTE:** None of these services have been tested by the agent.

**LOCAL AUTHORITY:** West Suffolk District Council. Band E

**EPC RATING: B**

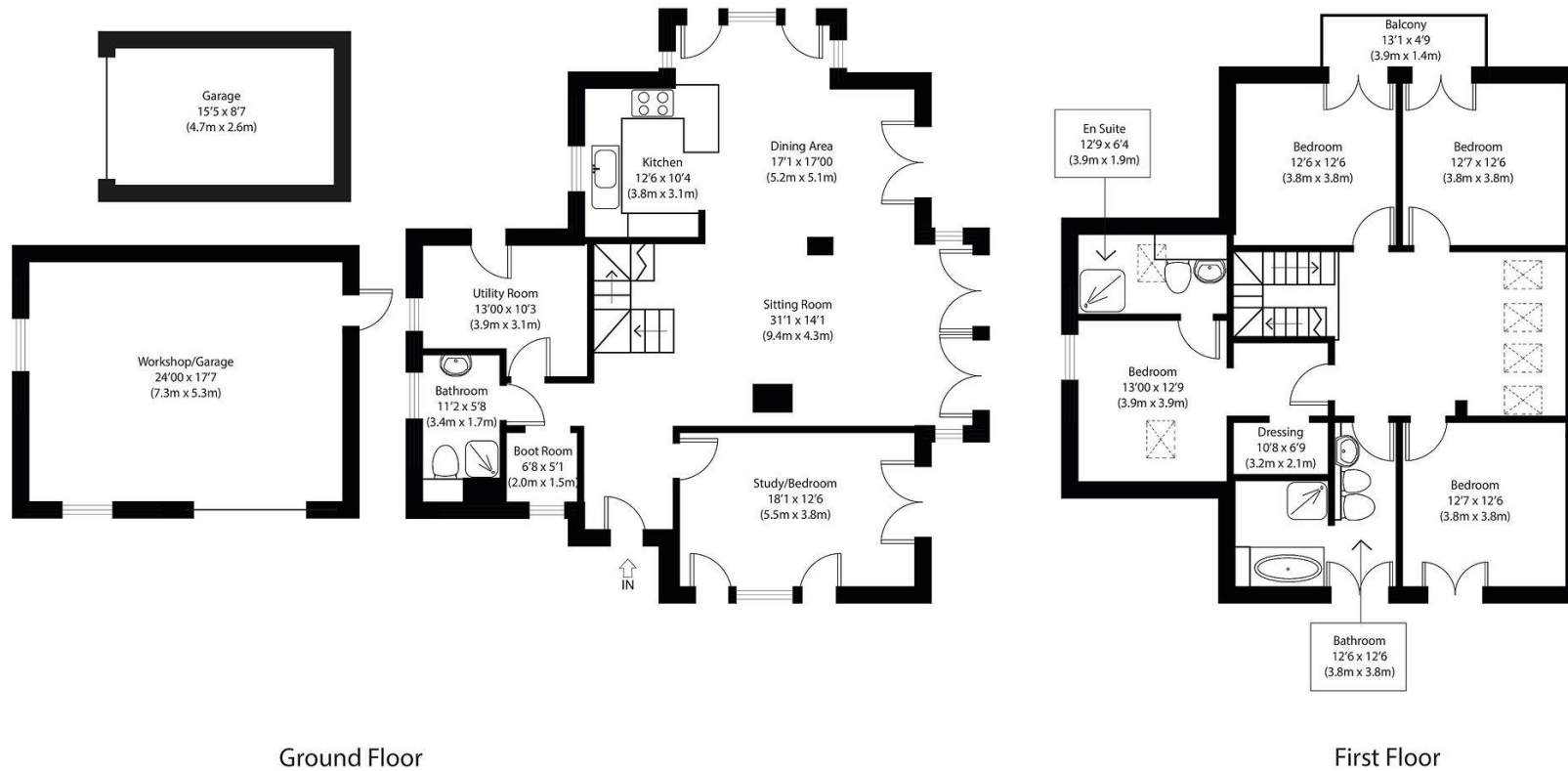
**BROADBAND & MOBILE:** Please see our website and Ofcom.org.uk for further details.

**VIEWING:** Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



# Watlands, Grimstone End, Pakenham, Suffolk, IP31 2LZ



Ground Floor

First Floor

Approximate Gross Internal Area  
Main House 2670 sq ft (248 sq m)  
Outbuildings 560 sq ft (52 sq m)  
Total 3230 sq ft (300 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.  
copyright www.ojphoto.co.uk

DAVID  
B U R R

Offices at: Woolpit 01359 245245- Long Melford 01787 883144- Leavenheath 01206 263007 - Clare 01787 277811-Castle Hedingham 01787 463404

Newmarket 01638 669035 - Bury St Edmunds 01284 725525 - London 020 78390888 - Linton & Villages 01440 784346

