



Water Run Farm
Forward Green, Suffolk

**DAVID
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Water Run Farm, Blacksmiths Lane, Forward Green, Suffolk, IP14 5ET

The parish of Earl Stonham comprises the village of Earl Stonham and the parishes of Forward Green and Middlewood Green. Earl Stonham has a parish church, large village green and extensive footpaths and bridleways. The village hall is host to many local clubs including WI, Theatre Guild, over 60's club and cricket club. The nearby village of Stowupland offers a village shop, post office, petrol station, two pubs, pre-school, primary and secondary schools including 6th form education. The town of Stowmarket (3.5 miles) offers a good range of facilities including a mainline railway station with a regular service to London's Liverpool Street (90 mins). The A14 provides easy access to Bury St Edmunds (23 miles), Ipswich (12 miles), Norwich, London, Cambridge and The Midlands.

An exceptional detached thatched Grade II Listed former farmhouse with origins believed to date back to the late 15th Century that has retained many notable period features of particular note is the impressive display of exposed timbers and studwork and mullion windows to name but a few. This superb property has been maintained and presented to an excellent order throughout by the present owners and offers well appointed accommodation to both floors with grounds that are believed to measure approximately 0.4 of an acre. All of which boasts wonderful far reaching countryside views.

A stunning four bedroom detached thatched Grade II Listed cottage boasting an idyllic setting on the periphery of this highly regarded Suffolk village.

Entrance door opening directly into the kitchen/breakfast room.

SITTING ROOM: An excellent size, this charming double aspect room offers an abundance of exposed timbers and studwork. The main focal point of the room is the delightful fireplace with inset wood burning stove and exposed brickwork. Door to inner lobby.

DINING ROOM: A genuinely impressive room that offers an excellent display of period features by way of exposed timbers and studwork and mullion windows. Double aspect. This superb room is believed to have originally been part of a hall house and is further benefitted by exposed brick flooring.

KITCHEN/BREAKFAST ROOM: A substantial area having a wealth of exposed timbers and studwork. Fitted with base units under work preparation surfaces that incorporate an inset Butler style sink unit with mixer tap. An Esse range cooker is situated in the former fireplace under a bressummer beam creating the main focal point of this splendid room. Space for fridge. The room offers double aspect and has a staircase rising

to the first floor. Pamment tiled flooring. Doors to inner lobby and dining room.

INNER LOBBY: Exposed timbers and studwork, exposed brickwork and attractive brick flooring. Further door opening to;

UTILITY ROOM: A useful area having void and plumbing for a washing machine and tumble dryer. Further door opening to the cloakroom, external door opening to the covered porch/seating area.

CLOAKROOM: Having low level W.C. and wash hand basin.

COVERED PORCH/SEATING AREA: An excellent addition to the property with part vaulted ceiling and pamment tiled floor that is ideally placed to enjoy views of the garden and countryside beyond.

First floor

LANDING: An inviting area with a delightful display of exposed timbers and studwork as well as mullion window offering views of the garden.

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Door gives access to the attic rooms which rises to the second floor. Doors to;

BEDROOM 1: Located above the dining room this bedroom is also believed to form part of the original hall house with impressive vaulted ceiling showcasing the tie beam and a wealth of timbers and studwork together with mullion window again looking through to the rear garden. This charming room is dual aspect and has wood flooring.

BEDROOM 2: Located at the far end of the house above the sitting room this delightful dual aspect room boasts wonderful oak floorboards and an exposed brick fireplace with bressummer beam creates the main focal point of the room. Large back-to-back built-in cupboard through to bedroom 3.

BEDROOM 3: A charming room with wide oak floorboards and offering dual aspect. Exposed timbers and studwork.

BATHROOM: A splendid suite benefiting from a roll-top ball and claw bath with mixer tap and shower attachment, shower cubicle with part tiled surround, pedestal wash hand basin and low-level W.C. This room also offers exposed timbers and studwork and exposed floorboards.

Second floor

BEDROOM 4: A further bedroom with side aspect having impressive exposed floorboards, studwork and timbers into a vaulted ceiling. Further exposed chimney breast. Door to loft storage area.

Outside

The property is set away from the road and approached via a track which the Vendors have right of access over and in turn leads to a designated parking area at the rear of the grounds. The gardens of Water Run Farm are a sheer delight and have been meticulously cared for by the present owners over the years and incorporate a variety of well-established borders and trees with the majority of the grounds being predominantly lawn. Well-

placed terrace areas for enjoying al fresco dining and entertaining on warm summer afternoons. The grounds also incorporate a variety of outbuildings that have power and light connected. Water Run Farm is in an idyllic setting with wonderful countryside views. **In all about 0.4 acres.**

SERVICES: Mains water and electricity are connected. Private drainage. Oil fired radiator heating. NOTE: None of these services have been tested by the agent.

AGENTS NOTE: The Vendor informs us they have a right of vehicular access over the track at all times.

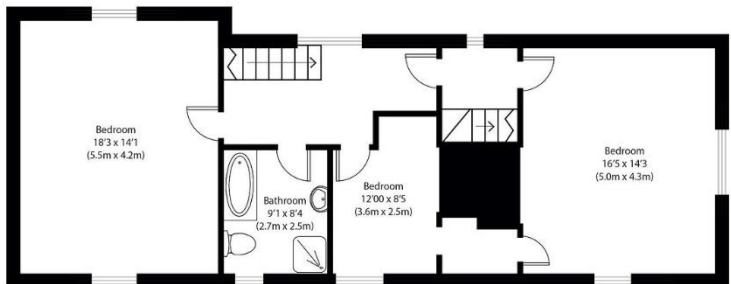
LOCAL AUTHORITY: Mid Suffolk District Council. Band D
BROADBAND AND MOBILE: Please see our website and Ofcom.org.uk for further details

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

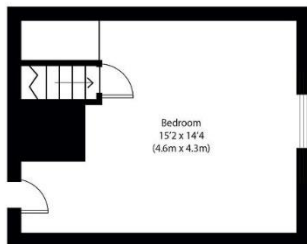
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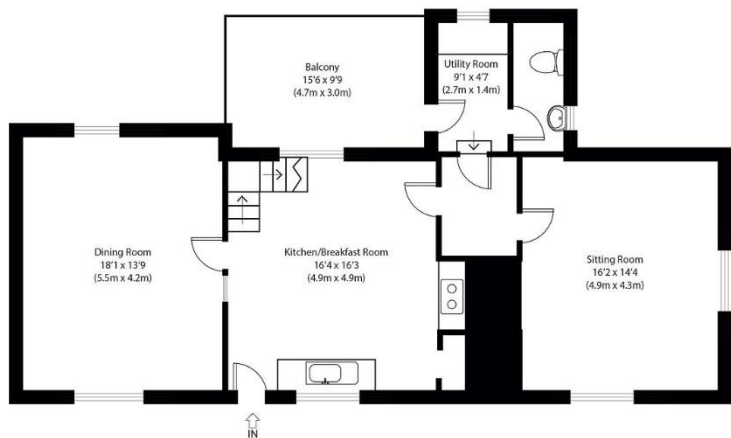
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First Floor



Second Floor



Ground Floor

Approximate Gross Internal Area
 1950 sq ft (181 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.gpphoto.co.uk

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