



Duck Sluice Farm, Mill Lane, Fornham St Genevieve, Suffolk, IP28 6TT

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ESTABLISHED 1966



**Duck Sluice Farm**  
**Mill Lane**  
**Fornham St. Genevieve**  
**Bury St Edmunds**  
**IP28 6TT**

**A MAGICAL SECLUDED SETTING WITH 3 ACRE FISHING LAKE, WOODLAND, PADDOCKS AND WATERMEADOWS TO AROUND 36 ACRES.**

**Guide: £2,650,000** (*Freehold*)

RECEPTION HALL • DRAWING ROOM • FAMILY ROOM  
STUDY • GAMES ROOM/BED 5 • 'LIVE IN' KITCHEN/ BREAKFAST  
ROOM • UTILITY • WC • BOOT ROOM • GARDEN HALL • DOG  
WASHROOM • PLANT ROOM • PRINCIPAL BEDROOM WITH  
EN SUITE, DRESSING ROOM AND BALCONY • 3 FURTHER  
BEDROOMS • 2 BATHROOMS • TWO DOUBLE CART LODGES •  
GARAGE • GARDEN STORE • GUEST STUDIO APARTMENT

Duck Sluice Farm sits at the end of a long meandering driveway through mature woodland past the fishing lake to a secluded setting of around 36 acres including gardens, water meadow and paddocks. Duck Sluice Farm, although secluded, has the convenience of quick access to Bury St Edmunds and the A14 providing easy access to excellent the local amenities, Newmarket, Cambridge and Stansted airport. The house was cleverly converted approximately 15 years ago, and provides flexible three-storey family accommodation, with room for expansion and planning permission for an extension to include two further ground-floor bedrooms and an indoor swimming pool, if required. Duck Sluice Farm is a haven for wildlife with extensive river frontage and seclusion from near neighbours and busy roads. Briefly the accommodation comprises:

PORCH 17'6" high with solid oak double entrance doors to:

**RECEPTION HALL** 16'4" x 22'10" a fabulous room with open galleried staircase rising to the first and second floors, a substantial exposed timber frame, terracotta pavement floor and bi-fold doors leading to the terrace and garden.

**STUDY** 12'7" x 11' with exposed studwork, a range of fitted library and storage shelves

**DRAWING ROOM** 26' x 27'5" (16'9" ceiling height) a magnificent double-height, double-aspect, heavily timbered room, with exposed tie beams, open red-brick fireplace with brick hearth and fitted wood-burning stove, exposed and open studwork through to





## GARDEN HALL 13'3" x 10'8"

**BOOT ROOM** – extensively fitted with shoe/boot storage bench seating, coat hooks and cupboards, door to outside

**KITCHEN/BREAKFAST/FAMILY ROOM** 49' x 16'8" widening to 18'4" overall a fabulous room providing great all-day living space, with dedicated sitting/dining and kitchen areas, with exposed vaulted timbered ceiling and a double-aspect, with bi-fold doors to the terrace and gardens providing a fantastic outlook across the meadows towards the lake. Throughout is a ceramic 'stone'-tiled floor, fitted woodburning stove and an extensive range of painted Shaker kitchen units and matching island with oak work surfaces, breakfast bar with Bosch dishwasher, display shelving, wine racks, ventilated larder cupboards, Everhot range cooker and built-in Whirlpool hot water/steam Espresso machine, door through to:

**UTILITY ROOM** 12' x 11'3" with ceramic 'stone'-tiled floor, a range of fitted wall and base kitchen units with work surface, large stainless-steel sink, spaces and plumbing for washing machine, dryer and additional dishwasher.

**REAR HALL/DOG WASH ROOM** 8'4" x 4'9" with sealed, ceramic 'stone floor' with central stainless-steel drain, wall-mounted shower unit and stable door to garden.

**CLOAKROOM** with low-level WC, corner wash hand basin, shelved storage cupboard.

**INNER HALL** with pamment floor, two large storage cupboards with hanging rails and shelving. Built-in wine store.

**SHOWER ROOM** with pamment floor, large tiled shower cubicle, pedestal wash hand basin.

**WC** with low-level WC, wash hand basin.

**GAMES ROOM/GUEST BEDROOM 5** - 21'7" x 15'2" with exposed studwork, fitted shelving, door to outside (proposed link to extension).

**BOILER ROOM** 15'4" x 7'2" (max overall) housing oil-fired central heating boiler, pressurised hot water cylinder with fitted shelving and exposed studwork.

## FIRST-FLOOR

**LANDING** Galleried over the reception hall,

**BEDROOM 2** - 15" x 11'6" into the eaves. A double-aspect room with magnificent exposed timber-frame and tie beams, studwork, built-in wardrobe cupboards and door through to

**EN SUITE SHOWER ROOM** with tongue-and-groove panelling, shower cubicle, low-level WC and pedestal wash basin.

**BEDROOM 3** - 16'10" x 15'3" into the eaves with a double aspect.

**BEDROOM 4** - 12'7" x 12'6" into the eaves.



**SHOWER ROOM** with tongue-and-groove-panelled bath with shower attachment over, separate tiled shower cubicle, pedestal wash hand basin, low-level WC, heated towel rail.

**AGENT'S NOTE 1:** From the first-floor landing, two further bedroom suites could be created over the drawing room, as detailed in the original planning, further details available upon request.

## SECOND-FLOOR

**LANDING** with eaves storage, fitted work surface with inset sink storage and space for a mini fridge below.

**MASTER BEDROOM** 22'3" x 11'8" with vaulted ceiling, eaves storage cupboards and bi-fold doors to a fabulous covered **BALCONY** 11'8" x 5'6" with fantastic outlook over the lawn, water meadows and woodland beyond, with a fabulous vista down to the lake.

**DRESSING ROOM** 11'7" x 13'8" (max overall) excluding a range of built-in wardrobe cupboards with shelving and hanging rails, eaves storage space, plumbing for washing machine and dryer.

**EN SUITE BATHROOM** 13'9" x 11'4" with tongue-and-groove panelling, vaulted exposed timbered ceiling, slate tiled floor and free-standing roll-top ball-and-claw-foot bath with mixer and shower attachment over, large walk-in shower cubicle, twin wash hand basins and low-level WC and a superb view and outlook over the listed walled garden, the original ancient parkland with mature cedars and a ruined church tower in the distance.

## OUTSIDE

Outside is a double open fronted **CART LODGE** with lean to **LOG STORE**, with adjoining single **GARAGE** with side door and stairs to first-floor **STUDIO** 32'4" x 14'8" max overall into the eaves, a triple-aspect room with Velux roof lights and apex gable window, with Juliet balcony providing views towards the lake.

This flexible space has fitted kitchen units with stainless-steel sink and drainer, built-in dishwasher, storage cupboards and work surfaces, matching island unit incorporating breakfast bar, oven, fridge, and hob with extractor hood over, separate bathroom extensively tiled, with 'P' shaped bath with shower screen and shower unit over, low-level WC, wash hand basin with storage below, further **DOUBLE OPEN CART LODGE** with adjoining **GARDEN STORE** with stairs up to air-conditioned wine store.



The grounds are a particular feature of the property extending in total to around **36 acres**, with a perfect mix of natural deciduous woodland with a **3-acre** fishing lake, meadow and pasture land with ha-ha. Garden to the rear of the property landscaped with lawn and a raised Indian sandstone terrace with lavender border, an enclosed and secure garden bordered by a rose hedge, behind which the sound of the weir on the River Lark can be heard. The original walled garden measuring approximately **1.8 acres** and on the other side of the river is a 4-acre meadow.

**AGENT'S NOTE 2:** An area of around 5 acres is planted with Cricket Willow and is under contract to provide an estimated value of £20,000, the next harvest is August 2024, and again in around 2-3 years, then 5-7 years' time (est.) It should also be noted that the fishing lake has attracted the interest of a number of commercial ventures and could perhaps provide a further income.

#### GENERAL INFORMATION:

- Services: mains water, electricity, private drainage.
- Oil Heating
- Council Tax: West Suffolk – Band G - £3,351.52
- EPC – (awaiting)
- Broadband: Ofcom suggests broadband available.
- Mobile phone service: Ofcom suggests all providers likely.

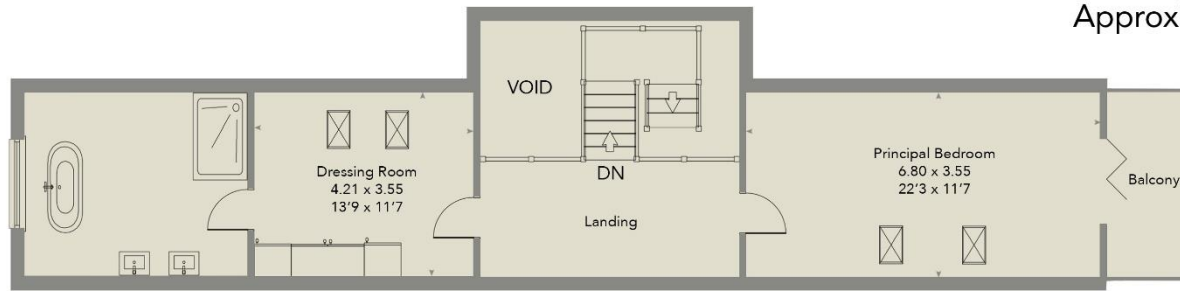
**FIXTURES AND FITTINGS:** Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest. Some items such as carpets, curtains, light fittings, etc., may be available by separate negotiation if required.

**IMPORTANT NOTICE:** These particulars have been prepared in all good faith to give a fair overall view of the property. Measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling any great distance to ensure that your impression of the property is as we intended. None of the services, appliances or equipment have been tested and purchasers should satisfy themselves on such matters prior to purchase.

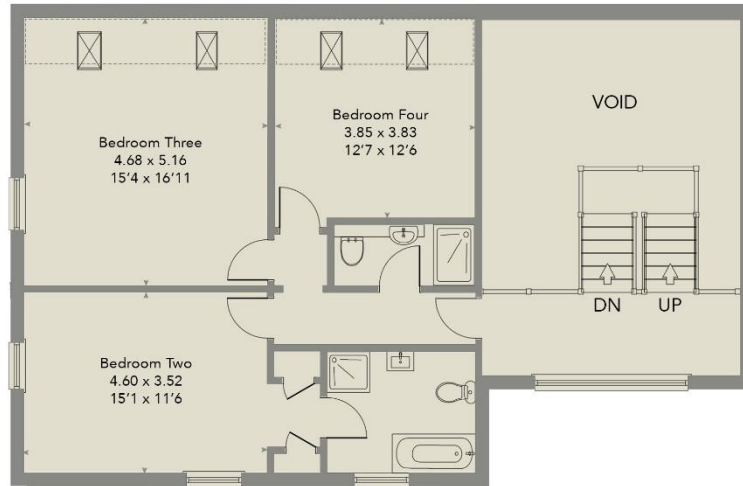
**VIEWING:** Early inspection is recommended through the Agents. For an appointment, please telephone BEDFORDS, 15 Guildhall Street, Bury St Edmunds, Suffolk, IP33 1QD. Tel: (01284) 769999. All our properties can be found on the internet at [www.bedfords.co.uk](http://www.bedfords.co.uk)



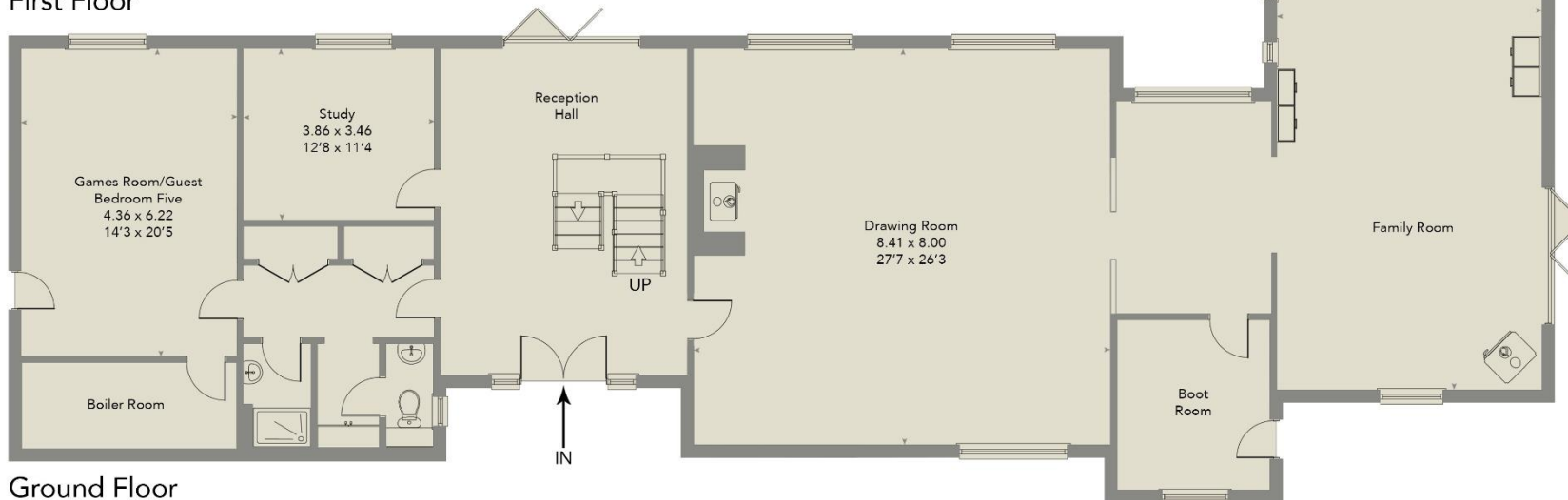
Approximate Gross Internal Area = 460 m<sup>2</sup> / 4951 ft<sup>2</sup>  
For identification purposes only - Not to scale



Second Floor

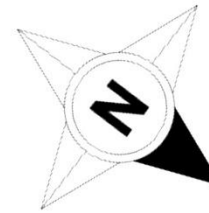


First Floor



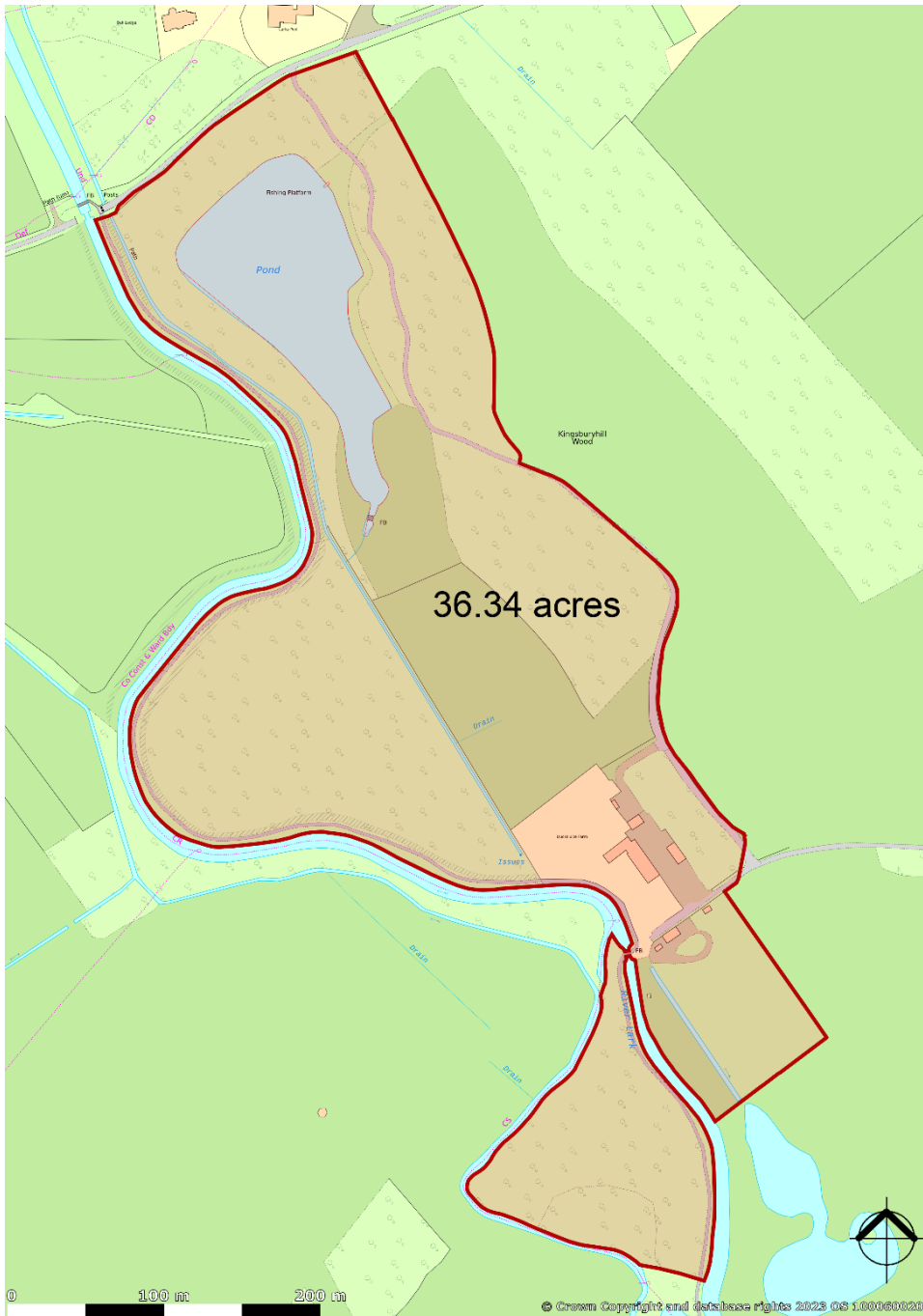
Ground Floor

= Reduced headroom below 1.5m / 5'0"

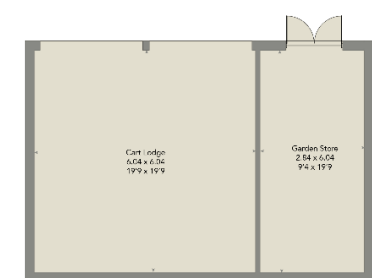
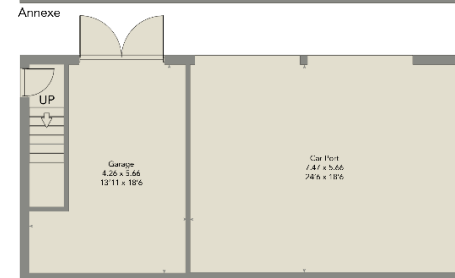
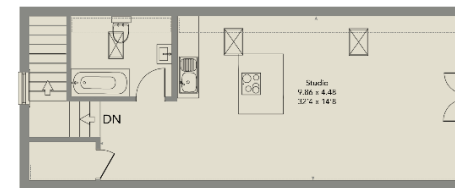


This plan is for layout guidance only. Not drawn to scale unless stated. Windows, door openings and all measurements are approximate.  
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.  
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Cart Lodge = 54 m<sup>2</sup> / 581 ft<sup>2</sup>  
 Annexe = 53 m<sup>2</sup> / 570 ft<sup>2</sup>  
 Garage = 67 m<sup>2</sup> / 721 ft<sup>2</sup>  
 Total = 174 m<sup>2</sup> / 1872 ft<sup>2</sup>  
 For identification purposes only - Not to scale



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