



**AN ELEGANT GRADE II LISTED HOUSE IN 0.36-ACRE, SITUATED WITHIN THIS WELL-REGARDED VILLAGE**

Linden House, Church Hill, Pakenham, Suffolk IP31 2LN

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ESTABLISHED 1966



# Linden House

## Church Hill

## Pakenham

## Suffolk IP31 2LN

- Bury St Edmunds 5 miles
- Wyken Vineyard/Farmers Market 5 miles
- Stowmarket Mainline Station 11 miles

RECEPTION HALL • CLOAK/SHOWER ROOM • DRAWING ROOM  
DINING ROOM • STUDY • CONSERVATORY • KITCHEN/BREAKFAST  
ROOM • CELLAR • UTILITY ROOM • 5 BEDROOMS • 2 BATHROOMS  
DOUBLE GARAGE • **ALL 0.36-ACRES**

Situated in a prime elevated setting within this well-regarded village, Linden House is an elegant Grade II listed Georgian house, built in the early 19<sup>th</sup>-century of traditional construction with light brick elevations under a slate roofline.

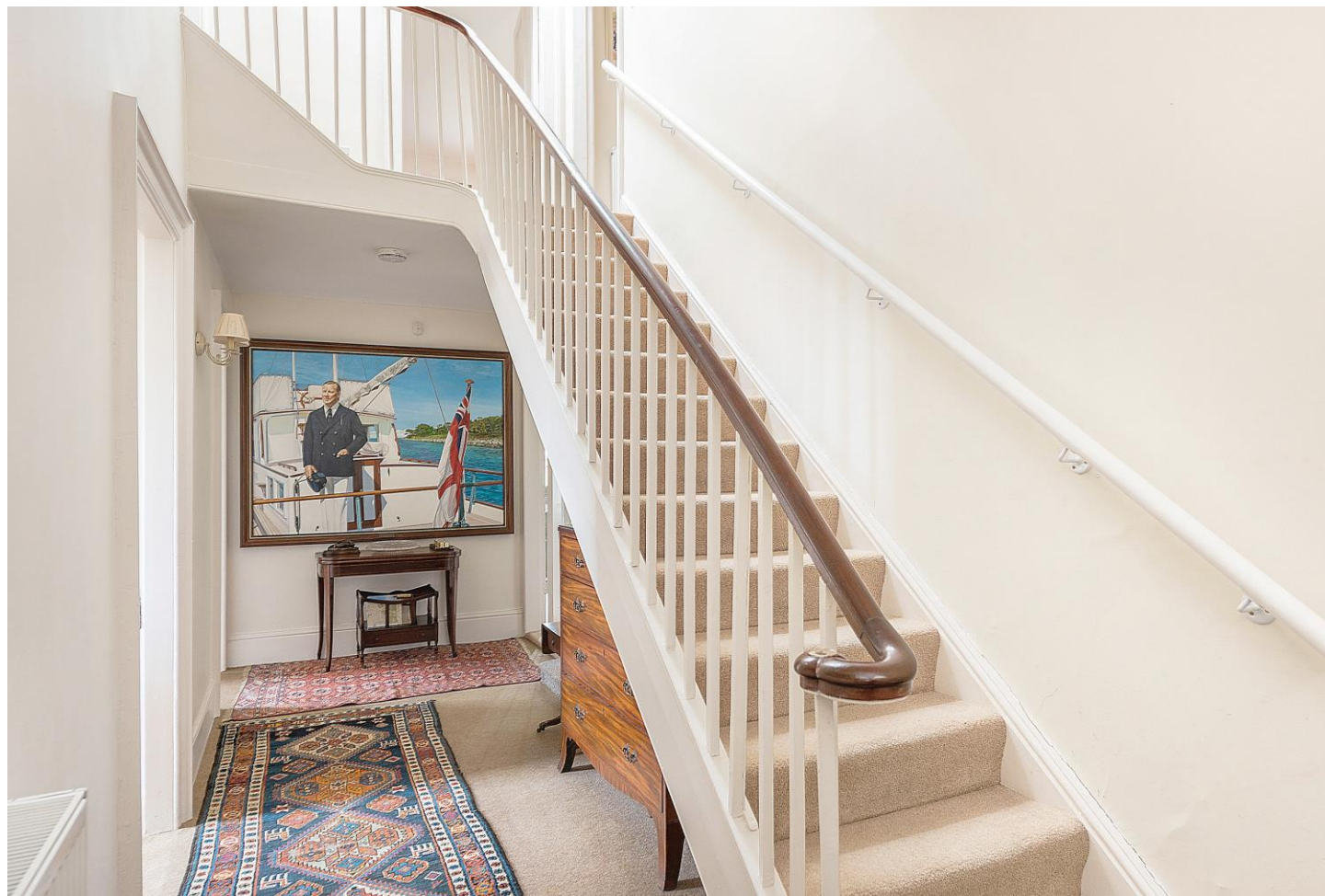
The property is graced with a high degree of natural light, with many notable original features to include generous ceiling heights, large sash windows with shutters, and plastered corning. In brief the property comprises large reception hall with attractive original staircase, cloak/shower room with low level WC, shower cubicle, heated towel rail, pedestal wash basin.

There are three reception rooms on the ground-floor - a drawing room, which is an elegant room with two sash windows to the west, with open fire on tiled hearth with painted timber surround together with shelving to either side. There is a formal dining room with sash window to the west and study/snug, with two built in storage cupboards.

The kitchen faces east towards the garden and fitted with an extensive range of base and eye-level wood-fronted units, with preparation worktop housing sink unit with drainer, two pantry cupboards, side entrance and 'trap door' to a useful basement. There is a separate utility room providing further storage along with plumbing for washing machine.

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**Guide: £975,000** (freehold)









There is a large timber-framed conservatory/garden room with tiled floors, exposed brick-and-flint walls along with doors to the drive.

On the first-floor is an elegant and spacious landing, with the principal bedroom having an attractive cast iron fireplace, and its own en suite comprising low-level WC, pedestal wash basin, bidet and panelled bath. There are four further bedrooms, all with their own built-in storage, served by the family bathroom, comprising panelled bath, low level WC and pedestal wash basin.

### Outside

Linden House is situated prominently at the end of the village street, approached through timber gates to a large block-paved driveway, leading to a double garage, with twin up-and-over doors. The grounds extend in total to around 0.36-acre, being partially walled, with large lawned area with a variety of fruit and native trees.

### Services

Mains water, drainage and electricity • Oil-fired heating • Council Tax Band 'G' • Broadband: Ofcom suggest Ultrafast 1,000Mb available • Mobile: Ofcom suggest all providers likely.

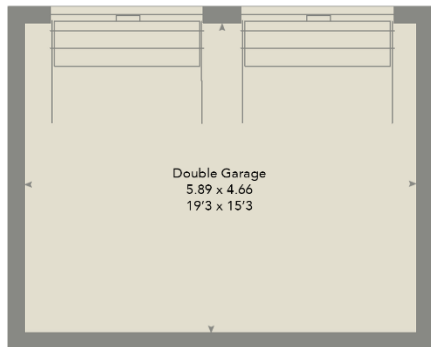
### Location

The property is situated in this desirable and picturesque village, with its local amenities including stores/post office, village hall, parish church and best known for its two historic mills, a watermill and windmill. The village also offers a toddler group, various events throughout the year including wine tasting and the local public house (The Fox), which serves ales and food. It's also in the catchment of an Ofsted outstanding primary school.

Pakenham 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, Newmarket, Cambridge and London via the M11 motorway.

**Listed Building Entry:** House. Early C19 exterior to C17 core. 2 storeys. Part timber-framed, encased in gault brick. Paired modillion cornice, hipped slate roof. 3 windows: small-paned sashes in deep reveals. Entrance door is on the return front: 4-panel door with traceried fanlight set in semi-circular arched doorway. Prostyle portico with fluted pilasters and columns and dentil cornice: paired modillion cornice to flat roof above.





Garage



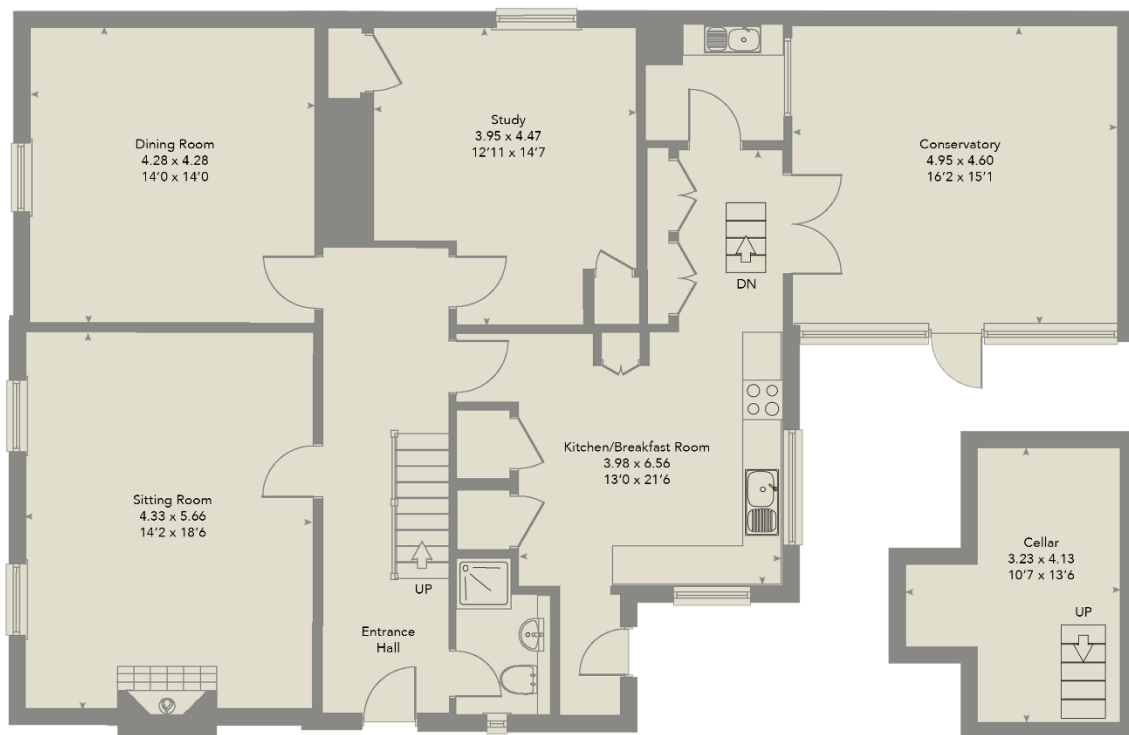
Approximate Gross Internal Area = 237 m<sup>2</sup> / 2551 ft<sup>2</sup>

Cellar = 10 m<sup>2</sup> / 108 ft<sup>2</sup>

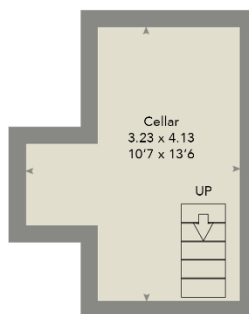
Garage = 27 m<sup>2</sup> / 290 ft<sup>2</sup>

Total = 274 m<sup>2</sup> / 2949 ft<sup>2</sup>

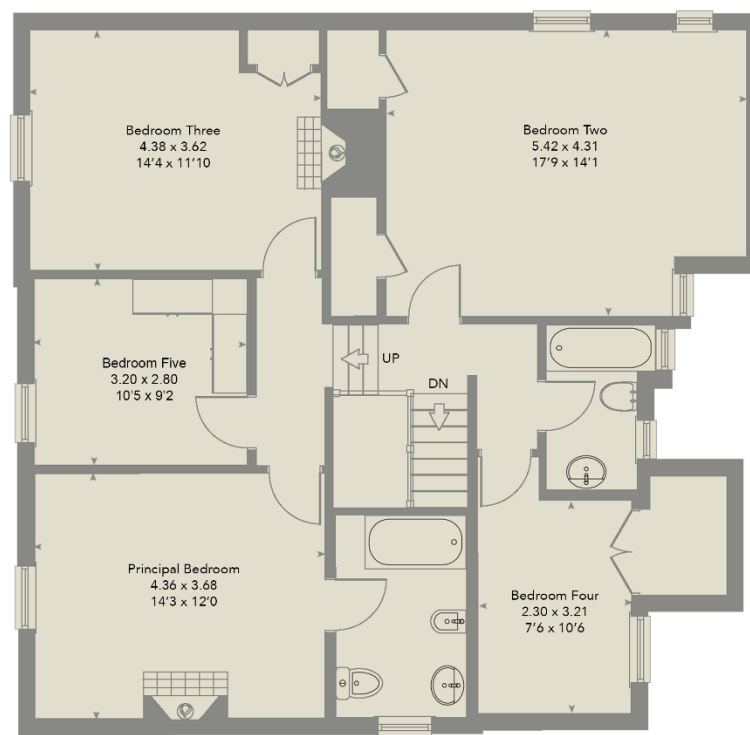
For identification purposes only - Not to scale



Ground Floor



Cellar



First Floor

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. Francis Ambler Photography © 2025 - Produced on behalf of Bedfords Estate Agents





The  
Croft

Compton  
Cottage

34.7m

0.361 acres

Cottage

Coign  
Cott

The  
Old  
School

Health Centre

The  
Vicarage



25 m

50 m









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ESTABLISHED 1966

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