



81 Home Farm Lane, Bury St Edmunds, IP33 2QL

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**Bedfords**

ESTABLISHED 1966

# 81 Home Farm Lane Bury St Edmunds Suffolk IP33 2QL

- Bury St Edmunds Town Centre 2.2 miles
- Cambridge 30.6 miles
- Bury St Edmunds Railway Station 2.5 miles
- Stansted Airport 51 miles

ENTRANCE HALL • RECEPTION HALL • CLOAKROOM • SITTING ROOM • KITCHEN/DINING ROOM • DINING ROOM • UTILITY AREA • STUDY/OFFICE • PRINCIPAL BEDROOM WITH EN SUITE • FOUR FURTHER BEDROOMS • FAMILY BATHROOM • DOUBLE GARAGE

Covered porch to large central hallway with parquet flooring, coats cupboard and access to main ground floor accommodation. To the right of the hall is a large triple-aspect sitting room with open fire having a stone surround with mantel and hearth, a glazed end wall with central French doors overlooking the south-facing rear garden. A large separate dining room to the front with oak flooring, whilst across the rear of the property, also with oak flooring, is a large well-appointed kitchen/dining room with patio doors to the rear, this room is fitted with a wood-fronted range of shaker-style units, tiled splashback and incorporated within the kitchen is space for fridge freezer, dishwasher and a 5-ring gas range cooker with hood above. Completing the ground-floor is a good-sized utility and cloakroom with WC and pedestal hand basin. The galleried staircase leads to the first-floor landing with a double-doored airing cupboard and gives access to the principal bedroom overlooking the rear with a range of built-in wardrobes and an adjacent en suite shower room with WC, pedestal basin, towel rail and tiled corner shower cubicle with adjustable shower head, there are three further double bedrooms and a large single, all of which have use of the family bathroom with its WC, pedestal basin and bath with adjustable shower head above, shower screen and towel rail.

In addition to the accommodation already mentioned, beyond the utility is a rear entrance hall with access to the rear garden, a further reception room/study, with a fully tiled en suite shower room having a coloured suite of WC, wall hand basin, and shower. Adjacent to which is a large double garage with

## 5-bedroom house, set in 0.6 of an acre, overlooking farmland, with annexe potential

**Guide: £845,000 freehold**



separate workshop recess. This area is suitable for a separate annexe, if required.

Outside

To the front of the property is its own private driveway leading to a large parking and turning area in front of the property, also giving access to the double garage, and car charging point in front of the garage. The remainder of the garden, which is pleasantly screened is predominantly laid to lawn with established border beds. To the rear of the property is a large mature south-facing garden overlooking farmland. The garden is predominantly lawned with well-established border beds, including fruit trees in a small orchard area, within the garden can also be found a greenhouse, garden shed, large fruit cage, as well as an edged kitchen garden. In all the grounds extend to approximately 0.6 of an acre.

GENERAL INFORMATION

- Mains water, electricity, drainage and gas connected.
- Gas central heating
- Council tax band G – West Suffolk
- Ofcom states Ultrafast Broadband is available
- Ofcom states mobile signal is available
- What3Words – hound.coast.irritate
- Both PV electric solar panels and hot water, seeing a return of around £2,000 per annum
- Electric car charging point

Agent's note

The external photos were taken in summer 2024.

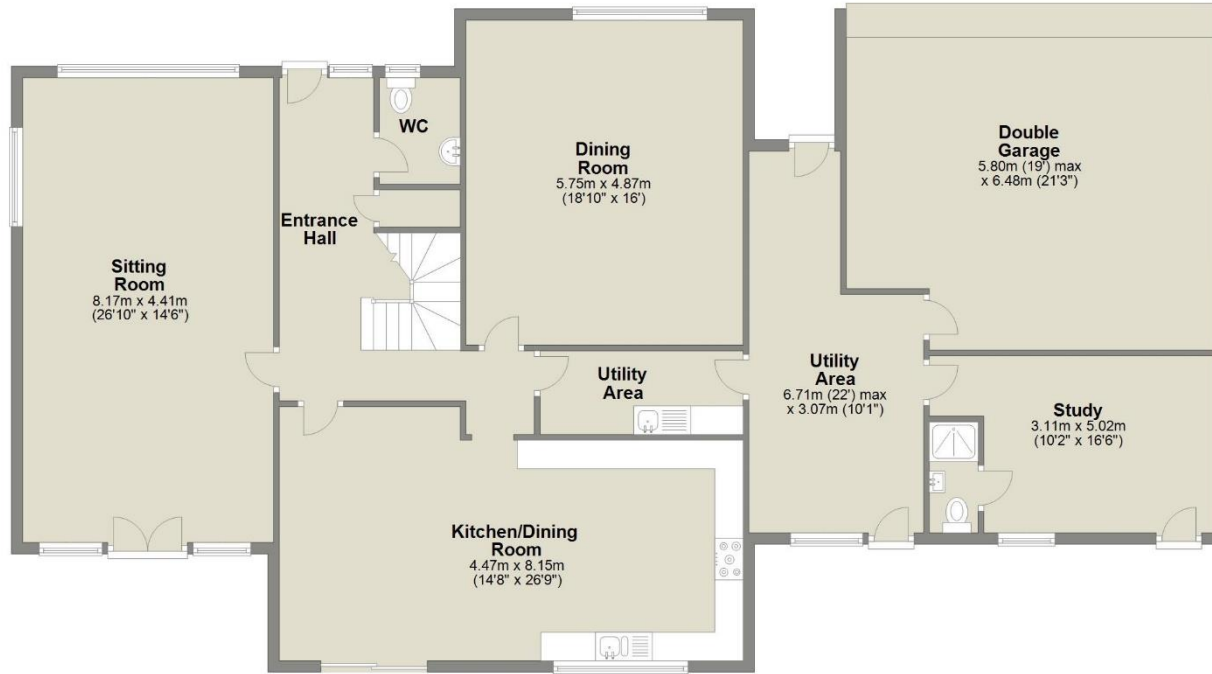


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



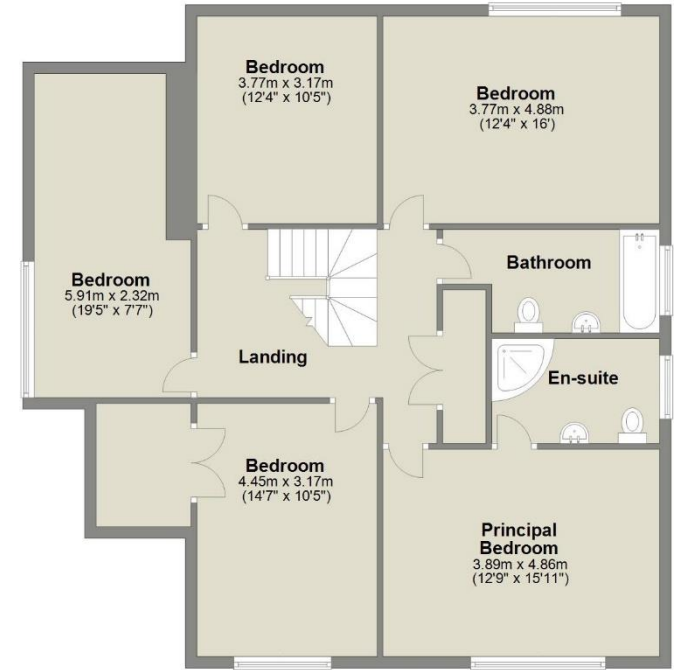
### Ground Floor

Approx. 195.9 sq. metres (2109.0 sq. feet)



### First Floor

Approx. 114.7 sq. metres (1234.1 sq. feet)



Total area: approx. 310.6 sq. metres (3343.1 sq. feet)

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 errors, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to thier operability or efficiency can be given.  
Plan produced using PlanUp.





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