



# Rede Road, Whepstead, Suffolk

GuidePrice: £445,000



acorus®



**REDE ROAD  
WHEPSTEAD  
BURY ST EDMUNDS  
SUFFOLK IP29**

A two bedroom barn style farmhouse with character set in a plot extending to approximately 1 acre with outbuildings and large garden.

THIS PROPERTY IS SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION (Please refer to this section in the details for further information).

FOR SALE BY PRIVATE TREATY  
Freehold with vacant possession on completion

**Guide Price: £445,000**

REF: C379

These particulars give only a general outline and your attention is drawn to the important notice printed within them.







## INTRODUCTION

This introduction and particulars are intended to give a fair and substantially correct overall description for the guidance of the intending purchasers and do not constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items.

## SITUATION/LOCATION

Whepstead is a small village less than 10 minutes away from Bury St Edmunds. Not too far from the popular national trust property Ickworth house.

There is one pub, The White Horse, which is a free house built in the 17th century. A community centre is located on the B1066 Bury St Edmunds to Hartest Road. It is managed by the local community and is regularly used for activities including keep fit, carpet bowls and the cricket club.

Bury St Edmunds offers a range of facilities and amenities including primary and secondary schools, West Suffolk College, a variety of shops/-cafes/restaurants, cinema and theatre and the Abbey Gardens.

The Train Station provides links to Ipswich and Cambridge.

## DESCRIPTION

A two bedroom barn style farmhouse with character set in a plot extending to approximately 1 acre with outbuildings and large garden.





## ACCOMMODATION

The barn style dwelling includes features such as wooden latch doors and exposed beams throughout. Windows and French doors are wooden framed double glazing.

### Ground Floor

Entrance door leading to

Utility/Boot Room

6m x 2.89m

Fitted wooden base units with work surface over and single drainer stainless steel sink. Space for washing machine and fridge/freezer.

Door to small storage area.

Door to Shower Room with W/C and wash hand basin.

Kitchen

3.58m x 2.98m

Fitted wooden wall and base units with wooden work surface over, butler sink, fitted hob and fitted double oven. Small dining area.

Dining Room

4.12m x 2.91m

Lounge

6.08m x 3.99m

Woodburner and French Doors to side garden.

Open stairs to first floor.

### First Floor

Landing with airing cupboard

housing hot water cylinder. Storage cupboards.

Master Bedroom

4.91m x 3.97m (max)

Double glazed doors to Juliette balcony.

Built-in storage cupboards.

Bedroom 2

3.53m x 2.95m

Built-in storage cupboards. Loft access.

Bathroom

2.33m x 1.83m

Three piece suite.

### OUTSIDE

Large lawned garden with established shrubs and trees.

Outside seating/patio area. Ample parking.

Timber shed with small open fronted store.

Small timber outbuilding.

Long black boarded outbuilding.

### EASEMENTS AND WAYLEAVES

We are not aware of any easements or wayleaves affecting the property.

### AGRICULTURAL OCCUPANCY CONDITION

Planning permission was granted for the dwelling in outline on the 6 March 1979 subject to seven conditions, one of which was an Agricultural Occupancy Condition.

Condition four states:

'The occupation of the dwelling hereby permitted shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture as defined in Section 290(1) of the Town and Country Planning Act 1971, or in forestry (including any dependants of such a person residing with him or her) or a widow or widower of such a person.'

### UPLIFT CLAUSE

The property will be sold subject to an uplift clause entitling the vendors to a share of any increase in value following any future removal of the agricultural occupancy condition.

### SERVICES (not tested)

The property is provided with mains water and electricity. Drainage is to a private septic tank. Central heating is provided by oil.

### ENERGY PERFORMANCE

RdSAP Rating: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

## LOCAL AUTHORITY

West Suffolk Council

01284 763233

www.westsuffolk

Council Tax Band D.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## VIEWING

Strictly by appointment with the selling agent Acorus.





#### IMPORTANT NOTICE

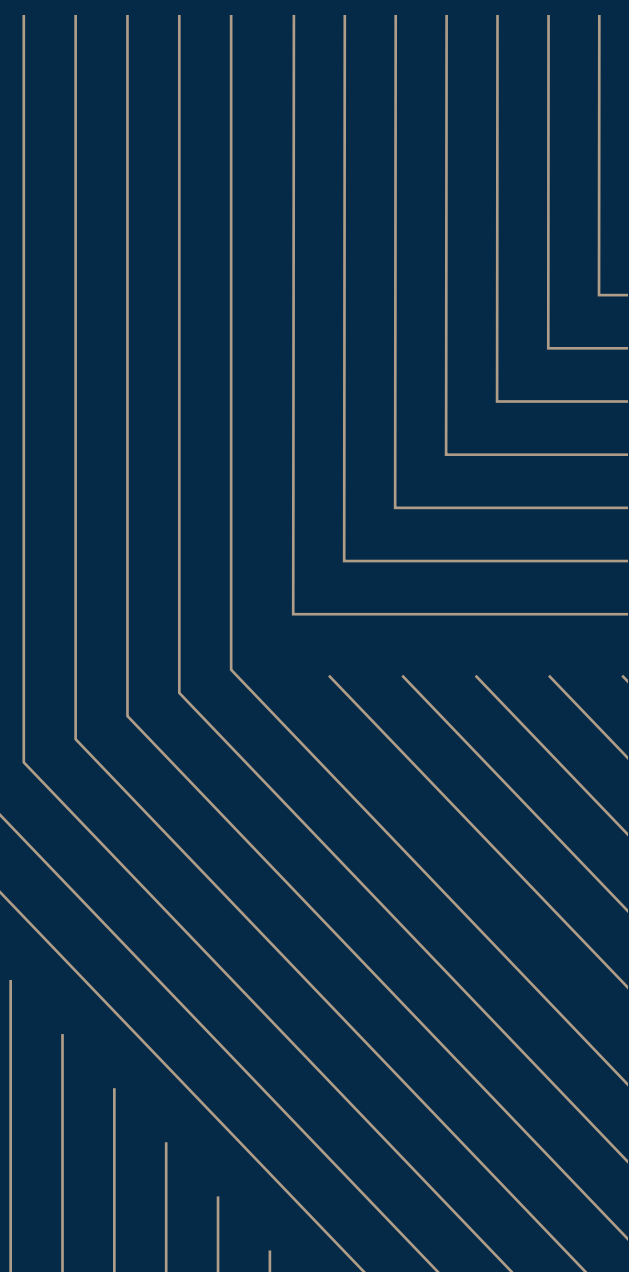
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