



Exceptional equestrian property in over eight acres.

Penny Mead, Stanton, Bury St. Edmunds, Upthorpe Road, Suffolk IP31 2AP

Freehold





five bedrooms • two bathrooms (one en suite) • four reception rooms • kitchen/conservatory • stables, outbuildings and paddocks • studio annexe • double garage and ample parking • about 8.1 acres

Local information

Set behind a five bar gate, Penny Mead occupies an excellent position on the outskirts of the village of Stanton, in north Suffolk.

Stanton is one of Suffolk's oldest villages and is believed to have been continuously occupied since Roman times. Today, it is a vibrant village with an array of local businesses, including a village store, post office, bakery, hairdresser and 16th century public house. The village football club plays regularly against other local teams.

Wyken Vineyard (c. 2.3 miles) is a popular local vineyard – producing c. 12,000 bottles per year – which has a well-regarded restaurant, country store and beautiful gardens. It also offers regular events and a farmers' market.

Bury St Edmunds (c. 12.3 miles) is a charming cathedral town with a wide selection of shopping, recreational and cultural amenities, with a variety of excellent quality restaurants. Trains to London Liverpool Street via Ipswich take from 115 minutes. Diss (c. 12.6 miles) offers direct trains to London Liverpool Street from 93 minutes.

Education facilities in the area are excellent in both the state and independent sector. Stanton has a primary school and there are many renowned prep and public schools including Culford

(c. 12.4 miles), Ipswich (c. 27 miles) and Framlingham (c. 29.8 miles).

About this property

Penny Mead is a wonderful, especially attractive and generously proportioned property with fantastic equestrian facilities including stables, manège, horse walker and superbly maintained paddocks.

The accommodation flows remarkably well with a range of reception rooms, perfect for entertaining and raising a family. The bespoke wooden kitchen provides a focal point with granite work surface, integrated units and AGA; it extends to a marvellous conservatory/dining room, which is flooded with natural light and offers views over the beautiful gardens and out towards the paddocks. French windows lead on to the terrace.

The drawing room is a particularly pleasant, double aspect room with a wood burning stove and French windows, while the snug, which is off a further dining room, provides a cosy space to relax or could be used as a nursery.

Upstairs, the spacious landing leads to the capacious principal bedroom with an en suite shower room, four further double bedrooms and a family bathroom.



To the west of the property, is a double garage with a studio annexe over, which would make ideal guest accommodation.

Penny Mead sits well in grounds totalling around 8.1 acres. The south facing gardens are delightful, with a splendid terrace, verdant lawns, mature borders and some well-established trees providing privacy and seclusion.

The equestrian facilities are extensive and include a large primary stable block, further stable block with tack room, an array of additional outbuildings, horse walker and Charles Britton dressage arena. The paddocks are outstanding with three bar post and rail, individual water supply and are dotted with trees including some lovely ancient oak trees. The property also has the advantage of direct access onto a bridleway which is part of an extensive riding area extending to 28 miles around local villages known as The Stanton Rides.

SERVICES

Mains water, gas and electricity; private water treatment plant.

Tenure

Freehold

Local Authority

West Suffolk District Council

Viewing

Strictly by appointment with Savills





Upthorpe Road, Stanton, Bury St. Edmunds, IP31 2AP

Approximate Area = 3469 sq ft / 322.3 sq m (includes garage)

Limited Use Area(s) = 175 sq ft / 16.3 sq m

Total = 3644 sq ft / 338.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Savills (UK) Limited. REF: 758496

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		67	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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