



Dale Road, Stanton, Bury St Edmunds

Sheridans



Dale Road, Stanton, Bury St Edmunds IP31 2DY

Guide Price £775,000

Beautifully presented detached Victorian house providing versatile living complemented by delightful gardens and a quiet lane setting backing onto open countryside. All in .63 of an acre.

Substantial detached 5 bedroom period house enjoying a splendid quiet lane setting affording far reaching countryside views.

Understood to have origins dating back to the mid 19th century and much improved and sympathetically extended in more recent years, this outstanding home offers particularly flexible living accommodation with bedrooms on both ground and first floor complemented by spacious reception rooms and charming gardens providing the occupants with an excellent degree of privacy. This ideal family home offers a successful combination of period charm and character coupled with modern day living standards with features including air source heat pump heating, together with modern bathrooms and impressive "live in" kitchen/breakfast/family room.

The light and airy accommodation currently in brief comprises an entrance porch opening to a reception hall with fireplace. Stairs lead off to first floor and a door to cloakroom. The superb "live in" kitchen/breakfast/family room is an ideal space for entertaining and a room which can be used all year round, including a well equipped kitchen with range cooker and island. The breakfast/sitting area has a wood burning stove and large bay window with French doors opening to and enjoying delightful views of the west facing rear gardens. Off the kitchen is a separate utility room with fitted cupboards and further sink. Situated adjacent to the kitchen is the separate dining room with French doors to the gardens. The delightful dual aspect sitting room is a splendid reception room for relaxing with fireplace with wood burner and French windows opening to the rear gardens. Off the sitting room the versatile accommodation continues with two double bedrooms, study/further bedroom and a bathroom. This part of the house could easily lend itself as an annexe if desired.

Stairs lead from the reception hall to the landing leading to three further bedrooms including the spacious principal bedroom with wall to wall fitted wardrobe cupboards and en-suite bathroom with bath and separate shower enclosure. The two remaining bedrooms are served by a family bathroom with bath and separate shower enclosure, completing the accommodation.

Outside
The house is approached along a shingle driveway providing extensive vehicle parking and turning space, with access to the double garaging and further detached single garage with adjoining workshop. The front gardens are well stocked with a variety of flowering plants and high privacy is provided behind mature trees and hedging. To the side of the garage is a studio/office/gym and large garden shed. The rear gardens are truly delightful and provide the occupants with an excellent degree of privacy whilst enjoying stunning views across the backdrop of open countryside. The gardens are stocked with a variety of mature trees, shrubs and well stocked flower beds. There is a children's play area and an indian sandstone terrace creating ideal areas for outdoor entertaining and al fresco dining. All in about .63 of an acre.

Location
The house is on a quiet no through lane backing onto open countryside close to the vibrant village of Stanton. The village has a post office, primary school, doctors' surgery and dispensary, new village shop (co-op), village hall, monthly village cinema, playing fields, windmill and church.

The house is just a few minutes from Hillcrest Nurseries with its plant nursery, farm shop, deli, butchers and coffee shop, and weekly fish stall. It is 2.5 miles from Wyken Vineyards, with its Saturday Farmers' Market, one of the top 10 Farmers' Markets in the country (The Times), a dog friendly market where you can buy a range of local produce. Also its award winning restaurant, the Leaping Hare, vineyard, lifestyle country store and formal gardens around the Elizabethan manor house.

Stanton has a thriving local community and is situated approximately 10 miles north east of the historic cathedral town of Bury St Edmunds and its excellent range of schooling, shopping and recreational facilities. The market town of Diss (approximately 10 miles distant) also provides an excellent range of everyday amenities and has a main line rail link to London's Liverpool Street.

Directions
When entering Stanton along the A143 towards Diss, turn left onto the B1111

- Outstanding detached Victorian house in wonderful semi rural setting
- Extensive vehicle parking, large double garage, single garage, workshop, studio/office/gym
- Delightfully private grounds of around .63 of an acre inc large garden shed, greenhouse, gazebo and large patio area
- Quiet no through lane setting backing onto open countryside
- Particularly flexible accommodation including annexe potential
- Sitting room, dining room
- Stunning "live in" kitchen/breakfast/family room
- Utility, cloakroom
- Two ground floor bedrooms, bathroom, study/bedroom 6
- Three further first floor bedrooms, en-suite bathroom, family bathroom

towards Barningham. Follow the road and turn left into Chare Road and then right into Dale Road, where the driveway leading to the house will be found towards the end of the no through lane on the left hand side.

<https://what3words.com/suspect.quail.bricks>
Services and agents notes
All mains services are connected. Air source radiator and under-floor kitchen heating individually controlled heating.
Council Tax - West Suffolk Band E.
Broadband speed: Up to 54 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: Very Low Risk

Agents note. Data cabling throughout house including studio. Burglar alarm. Potentially no onward chain.



Measurements are approximate. Not to scale. Illustrative purposes only
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These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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