



Brockley Lane, Denham, Bury St. Edmunds, IP29 5ED



# Denham

Bury St. Edmunds  
IP29 5ED

- Subject to an Agricultural Occupancy Condition
- 4 Bedroom Detached House
- Driveway and Double Garage
- Large Plot
- Freehold/ Council Tax Band D / EPC Rating D

An established detached farmhouse situated on a large plot extending to approximately 0.99 acres.

The property has accommodation comprising Entrance Hall, Kitchen, Pantry, Breakfast Room/Family Room, Utility, Conservatory, Dining Room, Living Room, WC, Landing, 4 Bedrooms, 1 Ensuite, Family Bathroom, Dressing Room together with extensive driveway, double garage, car port and lawned garden.

**PLEASE NOTE THE PROPERTY IS SOLD SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION**

4 2 3

**Guide Price £525,000**





## LOCATION

The property is situated off Brockley Lane approximately 0.5 miles west of Barrow, 1 mile north of Denham and 6.8 miles west of Bury St. Edmunds. Bury St. Edmunds is a market town with a wide range of independent shops, high-street retailers, cafés, restaurants and leisure facilities as well as well-regarded primary and secondary schools. Bury St. Edmunds is well connected with a mainline railway station offering direct services to London, Cambridge and Ipswich. The A14 provides convenient road access to Cambridge, the M11 and the wider national motorway networks.

**Entrance Hall**

With built in cupboards and stairs.

**Kitchen**

With wall and base units, sink and drainer, built in oven with hob and extractor hood over and pantry.

**Pantry****Breakfast Room/Family Room**

With two sets of double doors into rear garden and log burner.

**Utility**

With wall and base units, sink and drainer and plumbing for a washing machine.

**Conservatory**

With door into rear garden.

**W.C.**

With low level WC and Basin.

**Dining Room/ Study**

With sliding doors into rear garden.

**Living room**

With log burner and double doors into rear garden.

**Bedroom 1****Ensuite**

With base unit, basin, WC and shower.

**Dressing Room**

With built in wardrobe.

**Bedroom 2**

With built in wardrobe.

**Bedroom 3**

With built in wardrobe.

**Bedroom 4**

With built in wardrobe.

**Family Bathroom**

With low level WC, sink and bath and shower over.

**Services**

The property is connected to mains water and electricity. Drainage is to a private drainage system within the boundaries of the property.

The property is fitted with night storage heaters throughout.

The property benefits from UPVC double glazing throughout.

**Access and Grounds**

The property is accessed directly off Brockley Lane.

To the front of the property is a large gravelled driveway and brick built double garage and workshop with an adjoining steel framed car port. To the rear is a large garden predominantly laid to lawn.

**General Remarks and Stipulations****Restrictions**

The property is subject to an Agricultural Occupancy Condition imposed by the local planning authority. The wording of the planning condition states:-

The occupation of the dwelling shall be limited to a persons employed locally in agriculture as defined in Section 221 of the Town and Country Planning Act 1962 or in forestry, and the dependants of such persons.

**Tenure and Possession**

Freehold with vacant possession on completion.

**Outgoings**

The property is in Council Tax Band D.

The property has an EPC rating of D.

**Wayleaves, Easements and Rights of Way**

The property is sold subject to and with the benefit of all existing wayleaves, easements, covenants and rights of way whether or not disclosed.

**VAT**

The property is not registered for VAT. However, if the sale of the property or any right attached to it is deemed a chargeable supply for the purpose of VAT, such tax shall be payable by the purchaser in addition to the sale price.

**Local Authority**

West Suffolk Council, West Suffolk House, Western Way, Bury St Edmunds IP33 3YU.

**Viewings/ Enquiries and Further Information**

Viewings are strictly by appointment with the Selling Agents.

For further information please contact Andrew Amey (01353) 654919.

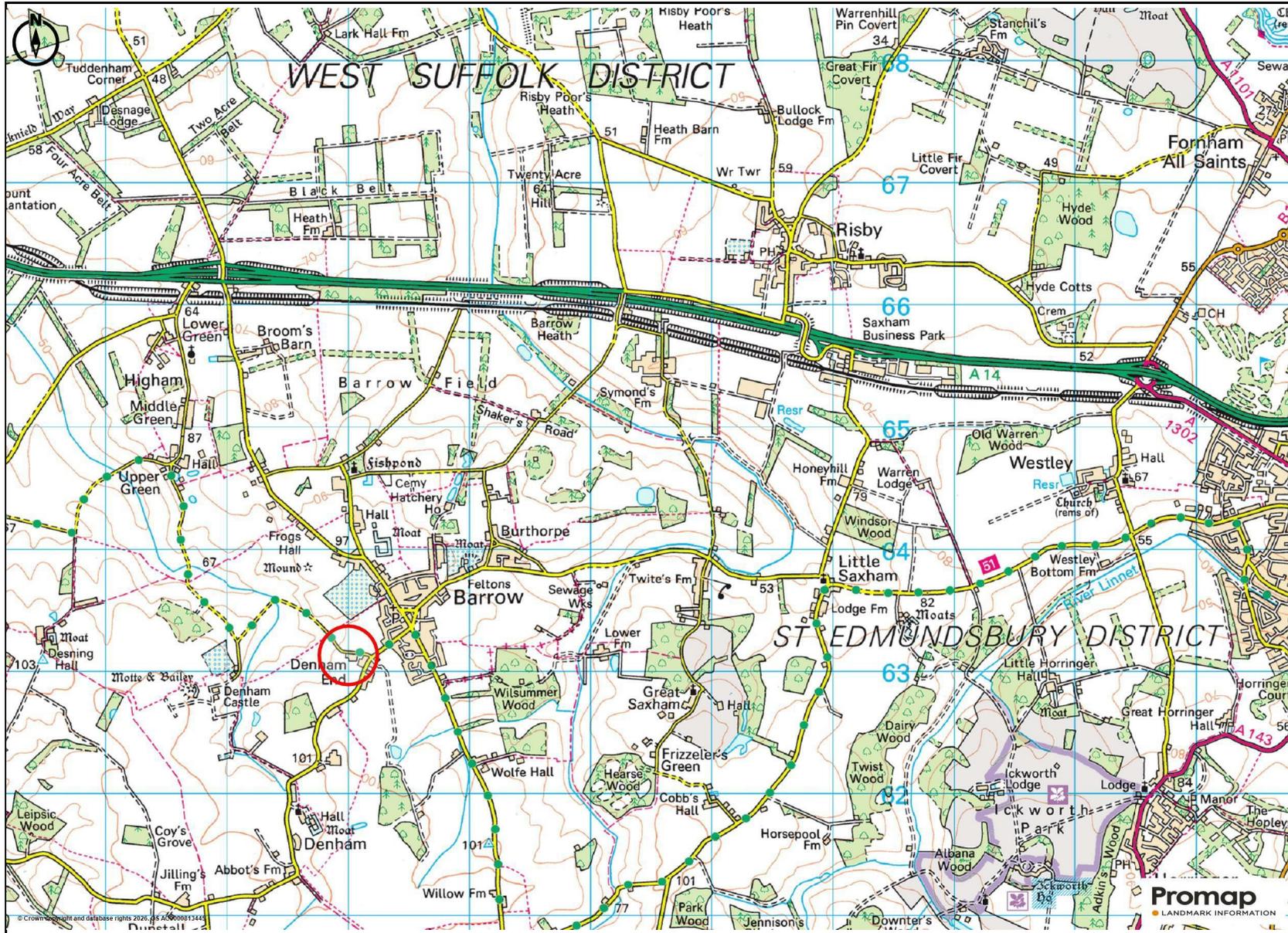
**Postcode and What3Words**

Postcode: IP29 5ED

What3Words: ///woodstove.waxes.immediate

**Anti-Money Laundering Regulations**

Buyers will be required to provide proof of identity and address to the Selling Agent following acceptance of an offer (subject to contract) and prior to Solicitors being instructed.



## Approximate Gross Internal Area 2309 sq ft - 215 sq m (Excluding Garage)

Ground Floor Area 1320 sq ft – 123 sq m

First Floor Area 989 sq ft – 92 sq m

Garage Area 464 sq ft – 43 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Guide Price £525,000  
Tenure - Freehold  
Council Tax Band - D  
Local Authority - West  
Suffolk Council



[For more information on this property please refer to the Material Information Brochure on our website.](#)

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.