



Chippenham Road, Freckenham, IP28 8JA

**CHEFFINS**



# Chippenham Road

Freckenham,  
IP28 8JA

3 1 2

**Guide Price £1,000,000**

- Approx 5. Acres of Grounds (sts)
- Detached 3 Bedroom House
- Large Barn benefiting from Planning (Ref: DC/23/1315/P3QPA)
- Paddock, Stables & Tack Room
- Unique Opportunity

Hillside Farm sits within approximately 5 acres of grounds in the charming village of Freckenham. This rare and versatile property offers a wealth of possibilities, from equestrian use to development potential. The detached home features 3 bedrooms, 2 reception rooms, a practical utility/boot room and a separate, private garden area. Beyond the main house, the property boasts a substantial barn that benefits from planning permission for conversion into two impressive 4 bedroom semi-detached barn conversions. With multiple options for the house, outbuildings, and grounds, Hillside Farm offers a unique opportunity.







## LOCATION

FRECKENHAM is a sought after village conveniently situated 6 miles north of Newmarket, 16 miles north east of Cambridge and 16 miles North West of Bury St. Edmunds. Amenities include a public house, a village hall & a Church. Fordham & Isleham (3 miles) have more extensive facilities including a primary school and a range of shops.



## LIVING ROOM

A dual aspect room with windows to the front and rear, entrance door, open fireplace with stone hearth and ornate fireplace, stairs leading to the first floor, under stairs cupboard.

## OPEN PLAN KITCHEN/DINING ROOM

The kitchen comprises a range of base and wall mounted units with work surfaces over, 1.5 bowl stainless steel sink, 4 ring electric hob, eye level electric oven, radiator, vinyl flooring, larder style cupboard, window to the side aspect, door to the rear aspect.

Dining area is dual aspect with windows to the front and side, radiator, vinyl flooring.

## UTILITY/BOOT ROOM

with a door and window to the side aspect, electric meters, space and plumbing for appliances, power and light. (formerly the garage)

## CLOAKROOM

with a low level WC, pedestal wash hand basin, window to the side aspect.

## FIRST FLOOR

### LANDING

with a window to the rear aspect, loft access, airing cupboard housing immersion tank.

## FAMILY BATHROOM

with a low level WC, pedestal wash hand basin, side panel bath, radiator, window to the rear aspect.

## BEDROOM 1

with a radiator, solid wood flooring, window to the front aspect.

## BEDROOM 2

with a radiator, solid wood flooring, window to the front aspect.

## BEDROOM 3

with a radiator, storage cupboard, window to the side aspect.

## OUTSIDE

Hillside Farm boasts expansive grounds of approx. 5 acres (sts) with paddocks and fencing, and benefits from various outbuildings including a large barn, a further open barn, workshop, and store room, multiple stables, a tack room, and ample space for grazing.

A large driveway accessed via a 5 bar iron gate provides parking for several vehicles. The garden to the rear of the house is mainly laid to lawn, enclosed by hedgerow borders with fruit trees, laurel hedging and offers huge scope for extension potential (stp).

The large barn currently benefits from planning approval (Ref: DC/23/1315/P3QPA) to be converted to a pair of 4 bedroom semi-detached barn conversions.

## SALES AGENTS NOTES

For more information on this property, please refer to the Material Information Brochure on our website.







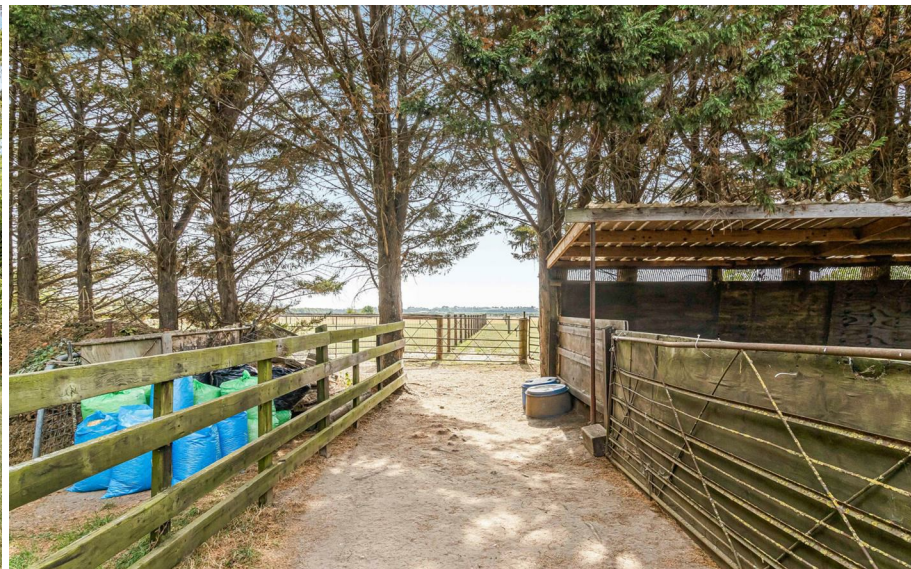














Energy Efficiency Rating

|                                             |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         | 94        |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            | 43      |           |
| (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 £1,000,000

Tenure - Freehold

Council Tax Band - C

Local Authority - West Suffolk







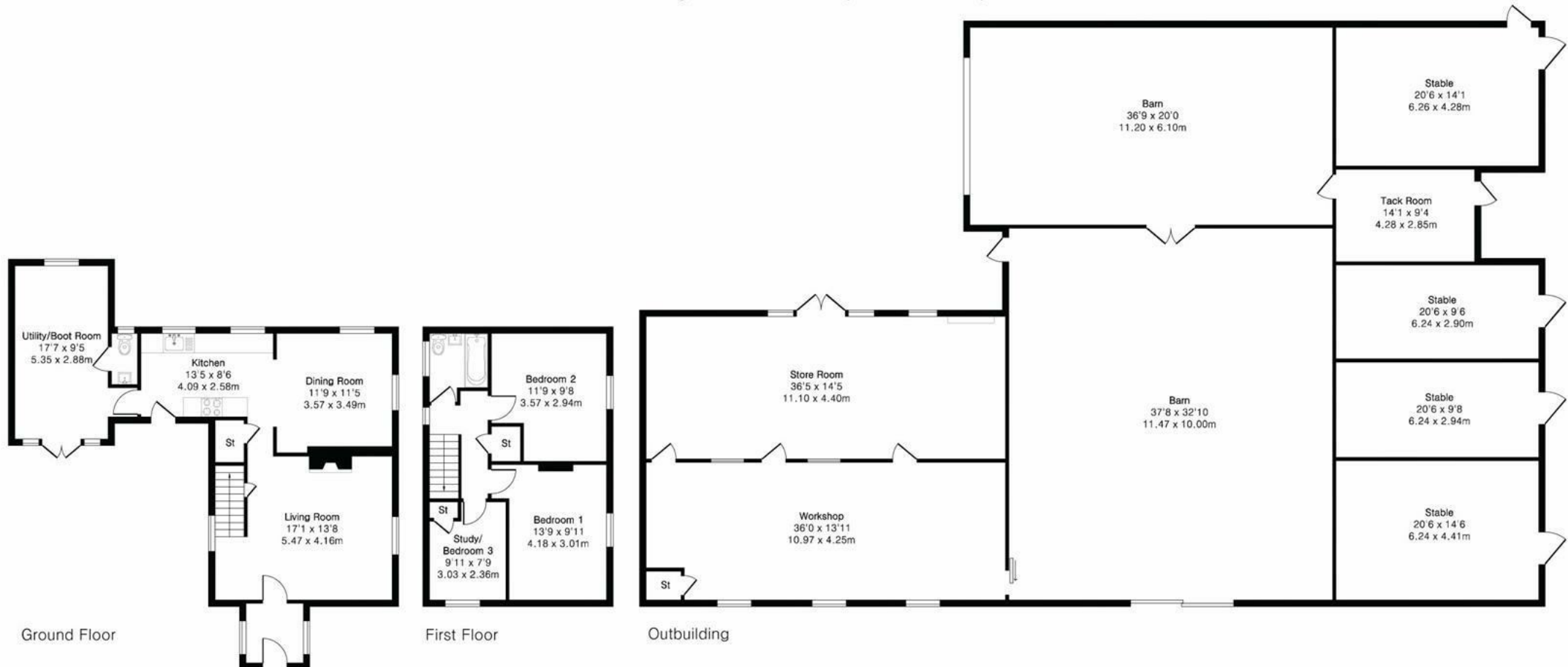


**Approximate Gross Internal Area 1264 sq ft - 117 sq m  
(Excluding Outbuilding)**

Ground Floor Area 779 sq ft – 72 sq m

First Floor Area 485 sq ft – 45 sq m

Outbuilding Area 4180 sq ft – 388 sq m



PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





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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.

