



Moat Farm – four bedroom farmhouse set within 3.80 acres

Drinkstone, Bury St Edmunds, Suffolk, IP30 9SU

Guide Price £780,000

**LACY SCOTT
& KNIGHT**

est. 1869

Moat Farm

Drinkstone, Bury St. Edmunds | Suffolk | IP30 9SU

Bury St Edmunds 9 miles, Stowmarket 10 miles, Ipswich 23 miles

A unique opportunity to purchase a four bedroom detached farmhouse set within 3.80 acres of land.

Utility | Kitchen | Study | Dining Room | Living Room | Conservatory | 4 Bedrooms | Bathroom | Garage | Meadows | Woodland | Arable Land | 3.80 acres of land |

Introduction

Moat Farmhouse is a four bedroom detached farmhouse of brick construction under a timber and pantile roof, with a moat to the on the North and South boundary. The property is serviced by mains water and electricity, oil fired central heating and domestic drainage to a septic tank installation.

The property benefits from UPVC double glazed windows throughout. Externally Moat Farmhouse lies within mature gardens, mainly laid to lawn, with a pedestrian bridge across the moat to the front of the property.

The property is accessed by a driveway off of Park Road which provides access to the property. There is also two garages which are located to the south of the property.

Tenure and Possession

The property is freehold and offered with vacant possession.

Services

Mains electricity, Mains Water (single phase) and private drainage via a septic tank which requires updating to comply with Environment Agency's General Biding Rules (Contact Agent for further information).



Area	GIA m ²	GIA ft ²	Description
Ground floor	113.15	1,217.94	Kitchen, Hallway, Downstairs WC/shower room, Utility Room, Office, Dining Room, Living Room, Conservatory. Porch.
First Floor	100.35	1,080.16	Primary Bedroom, 3 Additional Bedrooms, Bathroom with WC, Bath and Handbasin.
Total	213.20	2,298.10	

Energy Performance Certificates

Moat Farm House EPC Rating E

VAT

Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property or any part thereof or any right attached to it becomes a chargeable supply for the purposes of VAT, such VAT will be payable in addition.

Local Authorities/Statutory Bodies

Anglian Water Services Ltd: PO Box 46, Spalding, Lincs PE11 1DB.
Tel: 0800 919155

Environment Agency: Cobham Road, Ipswich, Suffolk IP1 1JE. Tel: 01473 727712

Mid Suffolk District Council: 131 High Street, Needham Market Ipswich IP6 8DL Tel: 0300 1234000

Suffolk County Council: Endeavour House, 8 Russell Road, Ipswich, IP1 2BX. Tel: 0845 606 606

Overage Clause

An overage clause will be implemented on the house and land for 21 years. In the event that planning permission is achieved for any non-agricultural development on the property, then 30% of the uplift in value will be payable to the Vendor upon grant of the planning permission. This excludes any extension or replacement for the existing farmhouse.

Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either party to compensation. The plans are for the purpose of identification only. In the event of any discrepancy between the plans and schedule of areas, the schedule of areas shall prevail.

Misrepresentation and Notices Lacy Scott & Knight for themselves and as Agents for the Seller of the property give notice that:-

- These Particulars are intended to give a fair and substantially correct overall description for the guidance of intending Purchaser(s) and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items.
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending Purchaser(s) should not rely on them as statements or representations of facts, but must satisfy himself by inspection or otherwise as to the correctness of each item.
- No person in the employment of Lacy Scott & Knight has any authority to make or give any representation or warranty whatever in relation to this property or these particulars not to enter into any contract relating to the property on behalf of Lacy Scott and Knight nor any contract on behalf of the Sellers.
- No responsibility can be accepted for any expenses incurred by any intending Purchaser(s) in inspecting properties which have been sold or withdrawn.
- Should any dispute arise as to the boundaries or an pre-contract points on the General Remarks and Stipulations, Particulars, Schedule, Plans or the interpretation of any of them, the questions will be referred to the arbitration of the Agents, whose decision shall be final.

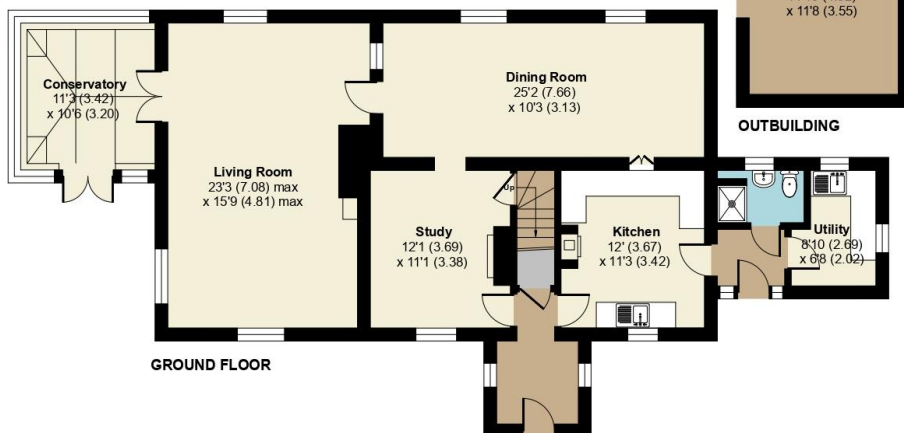
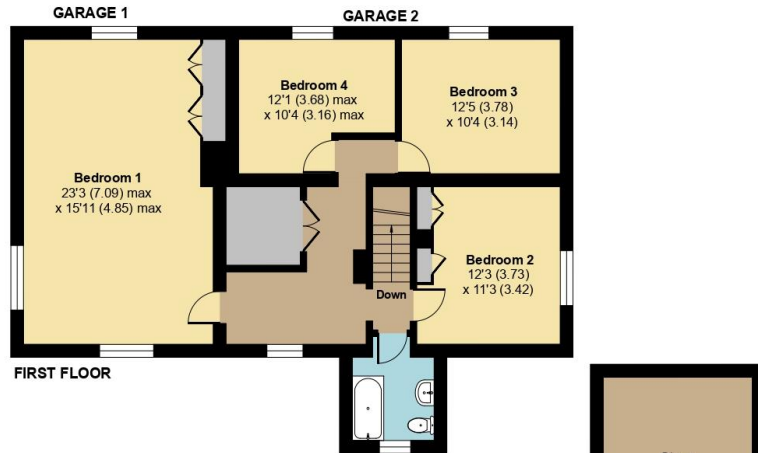
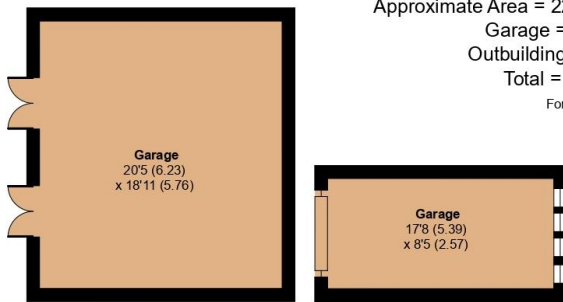
Anti-Money laundering Should you wish to proceed with an offer on this property, we are obligated by HMRC to conduct mandatory Anti-Money Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee for this service. We are required by law to conduct anti-money laundering checks on all those selling or buying a property as prescribed by the Money Laundering Regulations 2017. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Coadjute who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £33.00 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Coadjute, and is non-refundable. Lacy Scott & Knight do not receive any commission for this payment/service.



Moat Farm, Drinkstone, Bury St. Edmunds, IP30



Approximate Area = 2295 sq ft / 213.2 sq m
 Garage = 537 sq ft / 49.8 sq m
 Outbuilding = 173 sq ft / 16 sq m
 Total = 3005 sq ft / 279 sq m
 For identification only - Not to scale



Viewing

Strictly by appointment only, for further details regarding the property please contact:-

Graham Ford MRICS or Gerard Smith MRICS FAAV

Tel: 01284 748634

Tel: 01284 748604

Email: gford@lsk.co.uk

Email: gsmith@lsk.co.uk

Directions

From Bury St Edmunds take the A14 towards Beyton. Turn off the A14 onto Thurston Road, Beyton. Pass through the village heading to The Green. Turn left along Drinkstone Road and then right towards Park Road. The farmhouse is on the left.

Postcode: IP30 9SU

WWW.LSK.CO.UK

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