

INIGO



Chantry Farm

NEWMARKET, WEST SUFFOLK

£1,350,000 FREEHOLD

This incredible 16th-century farmhouse, with approximately 1.75 acres of lush private grounds, sits in a picturesque pocket of West Suffolk in the village of Denston. Extending over 6,200 sq ft, the house comprises six bedrooms and a wealth of exceptionally well-preserved Tudor details, including wonderfully wonky beams and elaborate hand-carved woodwork, matching the carving also seen in the adjacent church. A landscaped courtyard, filled with circular rose beds, includes a private swimming pool, while the mature garden provides a verdant backdrop. For local amenities, Wickhambrook is two miles north, while Clare, best known for its antique shops and Country Park, is roughly five miles south.

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Setting the Scene

Denston is a designated conservation village for its historic architecture and rural charm. Chantry Farm sits opposite the village green with quintessential views overlooking the famous late 15th-century St. Nicholas Church, known for preserving rare medieval liturgical integrity.

The setting is exemplary of the English countryside, with a rich patchwork of green pastures and dense hedgerows. The house sits just off Water Lane, via a private gravelled driveway that wraps around the house, with parking space for several cars.



The Grand Tour

Built in c.1540, the farmhouse presents a handsome façade of terracotta-hued limewash, traditional mullion windows and a clay-tiled pitched roof.

The front doorway leads to a square hallway and on to the heart of the house, where most rooms emanate period character. The dining room provides a first example, covered from top to bottom with immaculate, hand-hewn exposed beams that contrast with the vibrant, red-painted walls.

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The drawing room is arguably the most splendid room in the house, where an exposed brick fireplace draws attention to an imposing, elaborately carved bressummer beam above, and all the openings have solid wood architraves and doors. The room is the most adorned with a medieval Green Man carving, as well historic linenfold panelling. 9ft ceiling heights are a rarity for homes of this era, emphasising the importance of the house at the time. Adjacent is the sitting room, with similar features, as well as an additional wood burner to the one in the dining room.

Off the dining room, one doorway descends to a characterful study and separate WC, whilst a second doorway leads to the kitchen. The room is painted mushroom grey, with cream-painted cabinets framing a green AGA range cooker. Part of a more recently renovated space, the floor is laid with terracotta tiles, and a cupboard features a walk-in pantry.

Through the kitchen is a second entryway, which leads to the former outbuildings, consisting of a laundry room which opens into a wide boot room with storage for coats and muddy shoes.

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Stairs from the entrance hallway lead first to a guest bedroom and ensuite bathroom. Continuing up on to the first floor, a landing connects to three bedrooms. The principal bedroom, which enjoys dual-aspect views over the garden, also has its original carved beams. The room is painted a lovely butter yellow, and an en suite bathroom has a bathtub with an overhead shower. There are two further bedrooms, each with exposed beams, along with a dressing room (that could double as a bedroom, if desired) and a shared bathroom.

The second floor is home to two additional bedrooms, another bathroom, and a second study room, ideal for home-working and guests.

The Great Outdoors

The house backs onto an expansive private garden enclosed by mature trees, including productive fruit trees. At the rear of the house is a beautiful, landscaped terrace, with a walled garden comprising rose beds and flowering perennials, paving the way towards a large swimming pool, bordered to one side by tall hedging. Opposite are a pool house and garden room for storing equipment, and a table has been set up for outdoor dining. The outbuildings also include a garage. There is also a pond within the grounds of the home.

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Out and About

Set on the edge of Denston, a picturesque countryside village, Chantry Farm boasts a peaceful setting. The nearby villages of Wickhambrook, and Clare provide local daily amenities, shops, and traditional Suffolk pubs like The Queen's Head at Hawkendon and The Crown at Hartest.

The area is exceptionally well served by schools, with a strong selection of both state and independent institutions across all age groups. Local state primary options include Wickhambrook Primary Academy and Cavendish Church of England Primary School, while secondary education is provided nearby at Castle Manor Academy or the highly regarded King Edward VI School in Bury St Edmunds. For independent schooling, Barnardiston Hall Preparatory School, Fairstead House in Newmarket, and South Lee School in Bury St Edmunds are nearby. Chantry Farm is 20 minutes from both Newmarket and Bury St Edmunds and is only 40 minutes from Cambridge.

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The nearest railway station is located at Newmarket, roughly a 20-minute drive away, running regular Greater Anglia services into Cambridge in about 20 minutes as well as direct routes to Ipswich. London is easily accessible with Whittlesford Parkway on the Cambridge line being only 30 minutes away. Alternatively from Cambridge itself, high-speed rail connections run directly into London King's Cross and London Liverpool Street. Bury St Edmunds station is around 20 minutes to the north and has broader connections across East Anglia. For international travel, London Stansted Airport can be easily reached by car in approximately 40 to 45 minutes via the A1307 and M11.



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About

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.