



AN EXCEPTIONAL GRADE II LISTED 16TH-CENTURY FARMHOUSE IN BEAUTIFUL GARDENS EXTENDING TO ONE ACRE

Elm Green Farmhouse, Great Green, Bury St Edmunds, Suffolk IP31 3SJ

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ESTABLISHED 1966

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AN EXCEPTIONAL GRADE II LISTED 16TH-CENTURY FARMHOUSE
IN BEAUTIFUL GARDENS EXTENDING TO ONE ACRE

- Bury St Edmunds 7 miles
- Stowmarket Mainline Station 10 miles
- Woodbridge 28 miles
- Cambridge 35 miles

Guide: £835,000

ENTRANCE PORCH • SITTING ROOM • DINING ROOM
KITCHEN/BREAKFAST ROOM • STUDY • LAUNDRY • PANTRY
SHOWER ROOM • 4 BEDROOMS • BATHROOM • WORKSHOP
ALL IN 1-ACRE

Situated in the rural hamlet of Great Green, located between Thurston and Norton, Elm Green Farmhouse is a wonderful Grade II listed 16th-century farmhouse, built of traditional timber-frame construction, with a 19th-century red-brick and lime-wash rendered elevation under a plain-tiled roofline.

The property is graced with many notable original features whilst affording a high degree of natural light throughout, with most rooms enjoying an east-west double-aspect with original 19th-century 16-pane sash windows together with a natural colour palette and *rich* stylistic presentation.

The accommodation extends to just over 2,000ft² with versatile living space which briefly comprises entrance porch with pamment floors and painted panelling, leading to a wonderful 'open-plan' living and dining area with exposed timber-frame and brick floors, double-aspect, inglenook fireplace with wood-burning stove and open studwork to the deVol kitchen, with a single run of fitted cabinetry with slate work surface, offset by a freestanding counter with elm worktop, together with double-aspect, exposed timbers and brick floors.

To the north is a formal dining room/library, with double-aspect, exposed timbers and brick floors, inglenook fireplace housing a wood-burning stove.

From the kitchen, there is a further range of useful and adaptable rooms, from a wonderful pantry, shower room, laundry room and study/side entrance.





Cadbury
Chocol

On the first floor is a large landing area, with timber floors and windows to the east, overlooking the garden. The principal bedroom has a vaulted ceiling with exposed timbers and floors, double-aspect and en suite cloakroom.

There are three further bedrooms, all with views onto the gardens, exposed timbers and floors, whilst served by the family bathroom, painted in Edward Bulmer 'invisible green' with freestanding rolltop bath, low level WC and pedestal wash hand basin.

Outside

Elm Green Farmhouse is approached from the village lane onto a gravelled driveway for a number of vehicles. The grounds extend to just over an acre, and are beautifully landscaped, with formal gardens to the front, with topiary, box hedging and rose garden. The lawn is broken into quadrants by beds planted with tulips and alliums.

The rear garden is altogether more naturalistic, with large Yorkstone terrace next to the kitchen, surrounded by mature planting. Beyond the terrace are paths with raised beds on either side and a greenhouse, orchard and wild flower meadow.

There are many mature trees, including five ancient oaks, elms and limes. The orchard is heavy with mature walnut, quince, medlar, apple and greengage. Four workshop/outbuildings are placed around the grounds, one being a former laundry.

Location

Elm Green Farmhouse is located on the edge of Great Green, a small and rather unknown hamlet between the well-served villages of Norton and Thurston. Just a few steps from the property are some wondrous country walks guiding you through a combination of woodland, farmland, bridleways and wildlife reserves where occasional cattle can be found alongside some delightful nature.

Whilst Elm Green Farmhouse is situated in a small hamlet, a short distance from the property is a wealth of local amenities to include well-regarded award-winning public houses, 2 post offices, convenience stores, community centre and schooling.

Services

Mains electricity and water are connected. Private drainage. Oil-fired heating. Broadband Speed ?Mb

Council Tax Band

Babergh and Mid-Suffolk Band F

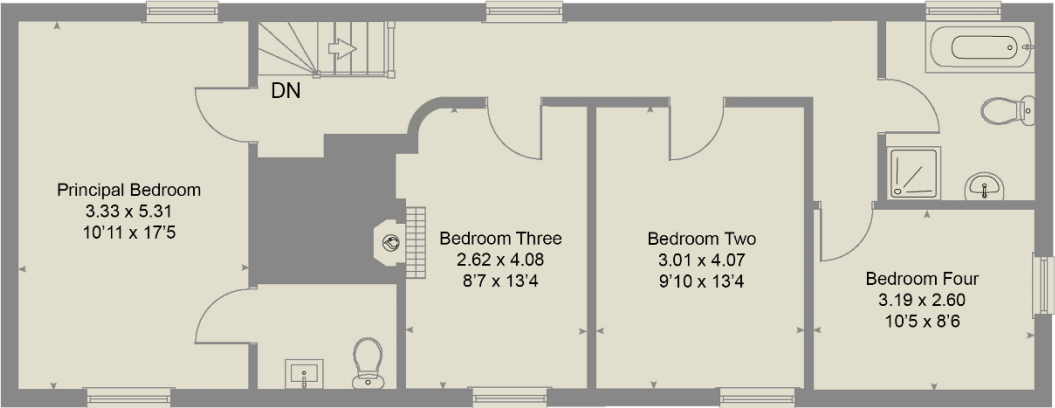


Approximate Gross Internal Area = 193 m² / 2077 ft²

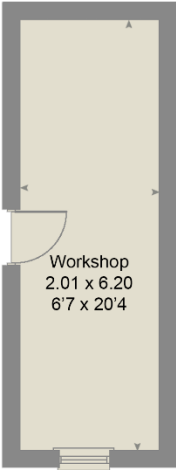
Workshop = 12 m² / 129 ft²

Total = 205 m² / 2206 ft²

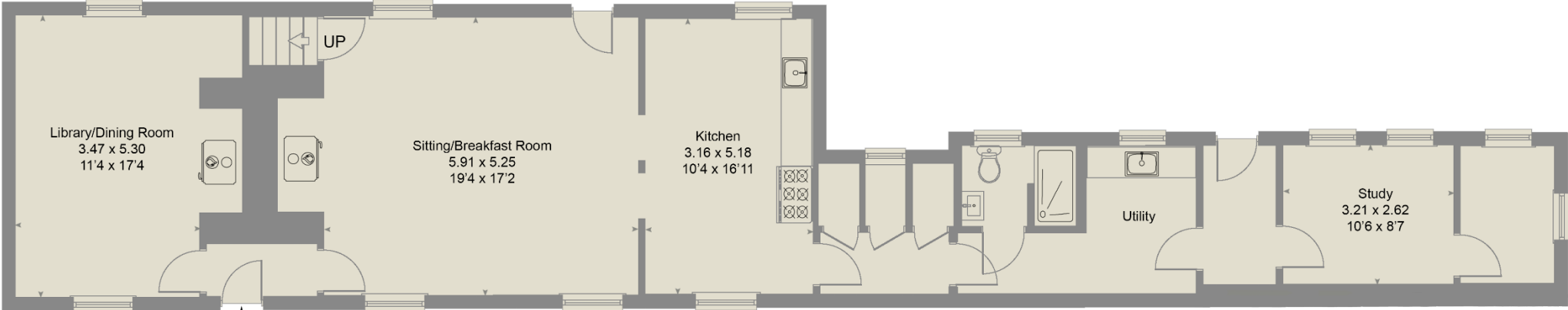
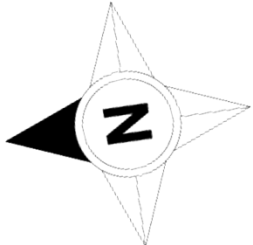
For identification purposes only - Not to scale



First Floor



Workshop



Ground Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows, door openings and all measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. Produced on behalf of Bedfords Estate Agents © 2023

Elm Farm Cottages

Great Green

Post

Summertime

Walnut Tree Cottage

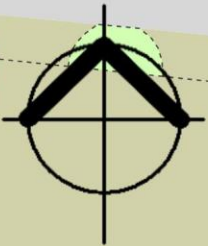
Elm Green Farmhouse

1.038 acres

GP

55.2m

Counting House







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