

Elms Farm Capps  
Lane  
All Saints South  
Elmham



**ATTIK**  
CITY | COUNTRY | COAST

# Elms Farm Capps Lane

## Guide Price £600,000

**The beautiful 900 year old home!...**

Nestled in the heart of the picturesque countryside of All Saints South Elmham, Elms Farm stands as a testament to history with its Grade II\* listing, indicative of its outstanding architectural and historical significance. This exceptionally rare medieval hall house boasts roots tracing back to the late 1100s and early 1200s, making it a unique gem in the landscape of British heritage.

The original section, which includes the magnificent dining hall, kitchen, and a spacious second bedroom, encapsulates nearly 800 years of history, offering an impressive 2.5 storey living space highlighted by a captivating vaulted ceiling and exquisite decorative beams. The property further expanded in the 1400s following a fire, blending early medieval grandeur with later Tudor elements, such as the striking external timber framing and exceptional chimneys.

Approached via a shared driveway that leads to a generous parking area, the exterior of Elms Farm is equally enchanting. A delightful pond complements the property's landscaped gardens, with ample space for recreational activities, gardening, or simply enjoying the tranquil surroundings. Several outbuildings provide additional versatility for storage or potential workshop spaces.

Internally, the home features a blend of historical and contemporary design, with a thoughtfully modernised kitchen adorned with integrated appliances and stylish finishes. The open-plan areas offer a flow that is both practical for contemporary living while preserving the integrity and richness of its medieval character. Vaulted ceilings and mullion windows throughout allow for abundant natural light, creating inviting living spaces that resonate with warmth.

Located in a serene village setting, Elms Farm provides an idyllic escape while remaining conveniently close to local market towns such as Bungay, Halesworth, and Harleston. The stunning Suffolk coast, based just a short drive away, presents opportunities for outdoor activities, from beach strolls to water sports, appealing to both families and nature enthusiasts alike.

With its remarkable history, unique architecture, and superb location, Elms Farm is not merely a home; it's an opportunity to live within a legacy of English heritage. Ideal for those seeking both character and comfort, this property promises a lifestyle steeped in history amidst lovely surroundings.

### Agents notes...

A pre-recorded walkaround tour is available for this property

Local Authority  
East Suffolk

## Council Tax Band E

EPC Rating E



## Contact

01986 899532

enquiries@attikccc.co.uk

[www.attikccc.co.uk](http://www.attikccc.co.uk)



TOTAL FLOOR AREA : 2071 sq.ft. (192.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metretek ©2025