



**Felsham Road, Bradfield St George**

**Sheridans**







# Felsham Road, Bradfield St George IP30 0AG

Guide Price £525,000

Much improved detached former farmhouse providing charming accommodation affording far reaching countryside views.

Estimated to have been built in the 16th century of traditional timber frame construction beneath a tiled roof and enlarged in the 17th century, this wonderful house is full of personality and character and listed Grade II as being of particular historical and architectural interest.

Old Farmhouse has been a much loved home for many years and retains good quality features throughout including many exposed timbers and studwork, wide oak plank and modern tiled flooring and fine Inglenook fireplaces.

In more recent years, the house has been sympathetically updated with improvements including a beautiful hand-built kitchen with Aga creating a delightful area to relax and entertain.

Benefitting from oil fired radiator central heating, the accommodation currently in brief comprises of a large reception hall with Inglenook fireplace with wood burner and stairs off to first floor and door to a cloakroom. Situated off the reception hall is a study and a utility/boot room. An inner hall leads through to the kitchen and to the splendid heavily timbered triple aspect sitting room with a fine Inglenook fireplace and wood burner.

With views and French windows to the south west facing gardens, the kitchen/dining room has been tastefully re-fitted with a beautiful range of hand-built units providing plenty of drawer and cupboard space beneath wooden preparation surfaces. An original exposed beam, large Inglenook fireplace and Aga oven are particular features, creating a room full of personality.

On the first floor a large landing with exposed chimney breast and original oak planked floor, leads to the three spacious bedrooms and family bathroom, completing the accommodation.

## Outside

The front of the house is approached through a timber gate leading to the original driveway area, the access of which could potentially be enlarged to create a better access if desired, however the house also enjoys a shared access across a farmyard drive leading to a further area of driveway providing vehicle parking and access to the garaging with twin barn style doors and adjoining boiler/second utility room. The gardens are a delightful feature being mostly laid to lawn and stocked with an abundance of flowering plants, shrubs and trees including a wonderful mature Willow tree, whilst affording far reaching views across the adjoining farmland.

## Location

The property enjoys a delightful semi rural setting affording far reaching views to the surrounding countryside and is within a short walk of Bradfield Woods, an ancient woodland with a 700-year heritage and described by the Suffolk Wildlife Trust as: "one of the richest woods in Britain". It's a small, quiet and historic woodland and a magnificently peaceful setting in which to take a stroll. Within the village is an historic church and a village hall. The house is approximately 15 minutes from Bury St Edmunds and 45 minutes from Cambridge Science Park. It's also less than 15 minutes from the train station at Thurston and approximately 20 minutes away from Stowmarket station making it an excellent location for those commuting to Ipswich, Cambridge or London. This area is also served by good local state and private schools.

## Directions

From Bury St Edmunds proceed south on the A134 towards Sudbury, Long Melford and Lavenham. At Sicklesmere turn left signposted

- Charming 16th century farmhouse
- Many original features
- Beautiful views across open countryside
- Grade II listed
- Large reception hall with Inglenook fireplace
- Study, utility/boot room, cloakroom
- Heavily timbered sitting room
- Kitchen/dining room with hand-built kitchen and Aga
- Three spacious bedrooms
- Family bathroom

Little Whelnetham and Bradfield St George. Follow the road through Little Whelnetham and through Bradfield St George. Continue along Felsham Road, where the property will be found on the right just after Cargate House on the left. <https://what3words.com/waxing.debut.throats>

## Services

Mains electricity and water. Treatment plant private drainage. Heating - Oil fired radiator central heating.

Council Tax: West Suffolk Band: E

Broadband speed: Up to 1000 mbps available (Source Ofcom)

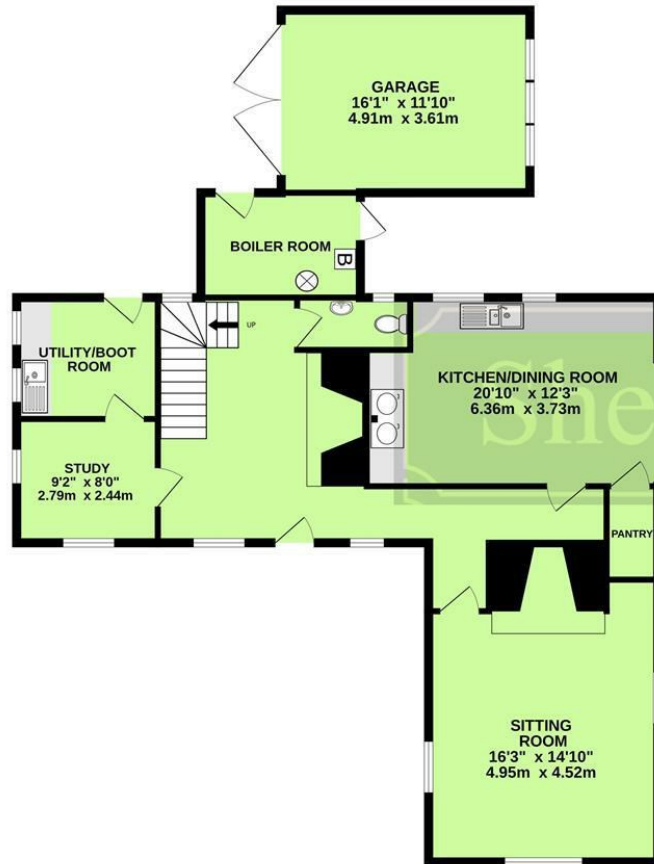
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Flood Risk: Very Low Risk

Grade II Listed

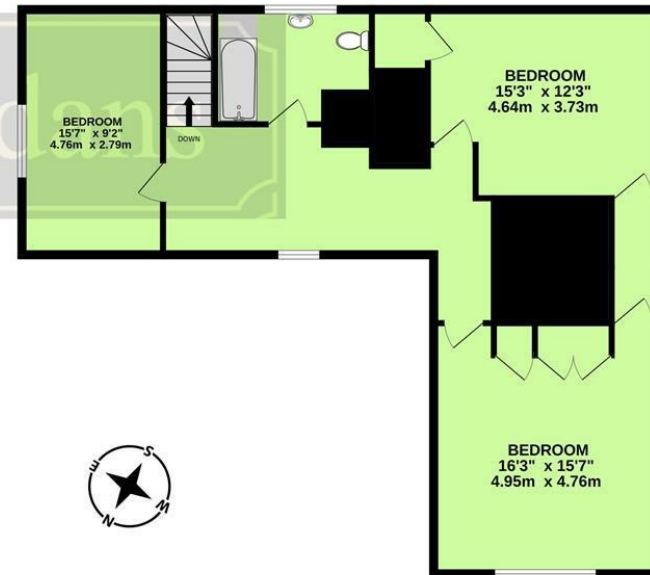


# GROUND FLOOR



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 mis-statement. 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.  
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# 1ST FLOOR



These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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