



The Street, Bradfield Combust

Sheridans



The Street, Bradfield Combust IP30 0LW

Guide Price £945,000

An outstanding 3500 sqft barn conversion in private grounds of around 1.2 acres and only five miles from Bury St Edmunds with no onward chain.

Converted to a high standard in 2000 and much improved in more recent years, this wonderful detached barn conversion, provides a surprising level of luxuriously appointed accommodation displaying a wealth of unique and high quality features throughout. This fine home is approached along a sweeping gravel drive and stands within private grounds of around 1.2 acres including formal gardens ideal for entertaining.

Benefitting from all under floor heating on both floors and a central vacuum system, the well presented accommodation currently in brief comprises a grand reception hall with views to mezzanine landing and vaulted ceiling and stairs off to first floor with glass balustrade. This space of great first impression is also complemented by oak flooring and paneling. The triple aspect drawing room is a splendid reception room for relaxing with oak flooring and feature fireplace with wood burning stove. Off the inner hall is a cloakroom and study and opening to the dining room with French doors to the gardens. The particularly well equipped kitchen breakfast room is fitted with an extensive range of units providing plenty of drawer and cupboard space beneath granite worktops and complemented by appliances including range cooker, fridge/freezer integral dishwasher, plinth and under-counter lighting. The large separate utility is a useful space, fully fitted with an excellent range of bespoke units, providing extensive storage and space for washing machine/tumble dryer.

Situated off the kitchen is the wonderful vaulted garden/games room with bar area leading past a bathroom with stylish slipper bath and into the vaulted 25ft sitting room with fireplace with contemporary wood burner. This whole "wing" could offer potential for a self contained annexe if desired (subject to the relevant planning permissions being approved).

Accommodation

The stunning oak and glass staircase leads to the first floor mezzanine landing, offering views to the reception hall and a huge full length feature window overlooking gardens. The vaulted principal bedroom is a stunning light and airy room with oak flooring and includes a fitted dressing room and luxurious en-suite bathroom. The three remaining double bedrooms are served by the family bathroom, completing the accommodation.

Outside

The property is approached along a sweeping gravel drive creating parking for 20+ cars and leading to the garaging. The gardens are a stunning feature being mostly laid to lawn and stocked with numerous well stocked raised beds and a variety of fruit trees including plum, apple and pear. Within the grounds is a workshop, studio and summer house with power and lighting. To the side of the house is a large terrace ideal for entertaining with hot tub and further lawned garden. All in about 1.2 acres (s.t.s).

Location

The property is set back from the road running through the village and affords attractive rural views across the adjoining farmland. Bradfield Combust is a small village conveniently situated for access to Bury St Edmunds, Long Melford and Sudbury and the main road networks linking to London.

- Stunning 3500 sqft barn conversion providing luxuriously appointed accommodation
- No onward chain
- Underfloor heating throughout
- Private grounds ideal for entertaining of around 1.2 acres
- Parking for about 20+cars, garaging, studio, workshop, summer house
- Annexe potential, convenient for Bury St Edmunds and Long Melford
- Part panelled reception hall with mezzanine landing above
- Sitting room, dining room, drawing room, study
- Kitchen breakfast room, utility, cloakroom
- Four bedrooms, three bathrooms

Services

Mains electricity and water. Private drainage water treatment plant. Oil fired underfloor heating throughout. Water softener. Council Tax: West Suffolk Band: F
Broadband speed: Up to 1800 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three and O2 (Source Ofcom)
Flood Risk: Very Low Risk

Directions

When entering Bradfield Combust along the A134 towards Sudbury from the direction of Bury St Edmunds, the driveway to the house will be found on the right hand side.
<https://what3words.com/breakfast.green.caged>



Measurements are approximate. Not to scale. Illustrative purposes only
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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.

Sheridans Estate Agents

Bury St. Edmunds Office
19 Langton Place,
Bury St Edmunds, IP33 1NE
Tel: 01284 700 018

Registered office: Sheridans Limited, 19 Langton Place, Bury St Edmunds, IP33 1NE

Knightsbridge London Office
45 Pont Street,
London, SW1X 0BD
Tel: 020 7629 9966

Web: www.sheridans.ltd.uk **Email:** info@sheridans.ltd.uk

Registered in England No. 04461290
VAT Number: 794 915 378



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