

A spacious farmhouse set within idyllic grounds of 6.6 acres, in a rural location just 5 miles from Bungay.

Guide Price
£850,000 Freehold
Ref: P7688/C

Elm House Farm
St Margaret South Elmham
Suffolk
IP20 0PJ



Hallway, kitchen, utility room, boot room, drawing room, dining room, sitting room, conservatory, study, cloakroom and cellar.
Five first floor bedrooms and three bath/shower rooms.
Two attic rooms.
Range of offices/stores.
Triple bay garage with storage above.
Gardens, meadows and orchards. In all extending to 6.6 acres.

No forward chain.

Contact Us



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Location

St Margaret South Elmham is a pretty village located in the quiet countryside of north Suffolk, being one of the twelve parishes in 'the Saints'. The village itself is home to Saint Margaret's church, as well as a village hall. The market town of Bungay is just 5 miles away and offers a Co-Operative supermarket, as well as a primary school and high school. There is also a medical centre and various public houses, as well as a castle, cafes and other day-to-day shops and services. The market town of Harleston is just 7 miles away and offers further schooling, as well as a Budgens supermarket and local shops, services and eateries. Halesworth is 7 miles away, with hourly railway services on the Ipswich to Lowestoft line. The larger town of Beccles is 11 miles from the property and offers Tesco, Morrisons and Co-operative supermarkets. The town of Diss is 16 miles away and offers further supermarkets, as well as direct railway services to Norwich and London's Liverpool Street. The popular coastal resort of Southwold is approximately 15 miles from the property and boasts an award winning pier, beach, busy harbour, working lighthouse and an array of shops and eateries. The historic city of Norwich is approximately 20 miles from the property and offers further national shops and services, as well as an airport and the University of East Anglia.

Description

Elm House Farm stands in a lovely situation adjacent to a range of attractive redbrick barns and on the edge of the rural village. The substantial farmhouse, which extends to over 4,500 sq. ft, is Grade II Listed and predominantly of brick and timber framed construction with rendered and whitewash elevations under a tiled roof.

A front door provides access to a reception hall, off which is the dining room and kitchen. The spacious farmhouse kitchen has an inglenook fireplace which is home to the oil-fired Aga. There are low-level wall units and leadlight windows overlooking the front of the property. Off this is a rear hallway, access to the utility room and a doorway to a side hall. This has a door to the exterior, stairs to a first floor bedroom and a cloakroom with WC and handwash basin. The utility room has windows overlooking the parking area as well as stainless steel sinks. A door opens to a large boot room which has doors to the exterior, a cupboard housing the oil-fired boiler and a window overlooking the parking area.

From the rear hallway is access to a raised study that lies above the cellar. This has a window to the rear of the property overlooking the courtyard garden. There are stairs from the rear hallway to the first floor landing and doors lead off to the reception rooms. The dining room has an inglenook fireplace with woodburning stove as well as a window to the front of the property and oak flooring. The drawing room has French doors opening up to a patio and window to the front of the property. It has woodblock flooring. Adjacent is a sitting room with pamment tile flooring, and woodburning stove. A large opening leads to the conservatory. This is of timber framed construction and has wall to wall glazing overlooking the gardens. There are doors leading to the front and rear of the property.

The first floor landing has stairs leading to the attic rooms and a window to the rear of the property. Doors lead off to the five bedrooms. Bedroom one has a built-in wardrobe, window overlooking the courtyard garden and access to an en-suite shower room that comprises a WC, handwash basin and shower. Bedroom two is a spacious double with exposed timbers, wardrobe and window to the side. The third bedroom is a dual aspect double with built-in wardrobes and windows overlooking the gardens. The spacious forth bedroom can be accessed from the landing or via bedroom two. This has a cast iron fireplace and leadlight window to the front of the property. This leads to an inner landing with handwash basin and to a 'Jack and Jill' family bathroom comprising a WC, handwash basin and bath. Bedroom five is a further double bedroom with a gable end window. This has a staircase returning to the ground floor side hallway. Adjacent is a bathroom which comprises a shower, WC, handwash basin and bath.

On the second floor are two attic rooms which historically have been used as bedrooms but are ideal stores. They have windows to the front of the property.

Adjoining the house, being adjacent to the boot room are a range of brick built offices/stores. These could be used as further living accommodation if required.

The Outside

The property is approached from the road via a drive (the adjacent two redbrick barns which have planning permission to be converted to dwellings have rights of way over this). The drive leads to a shingled parking area to the front and also side of the house where there is a triple bay garage measuring in total 17' x 27'. One is used as a store/workshop. To one end are stairs leading to storage above.

Surrounding the house are the grounds that in total extend to 6.6 acres. These are predominantly laid to grass and include mature trees, an orchard, pond, woodland and a meadow. In addition is a pretty courtyard garden. This is fully enclosed and contains flowerbeds as well as a timber framed loggia under a thatched roof.





















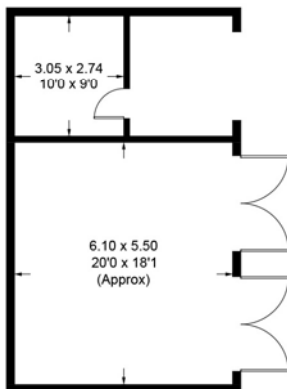


Elm House Farm, St. Margarets South Elmham

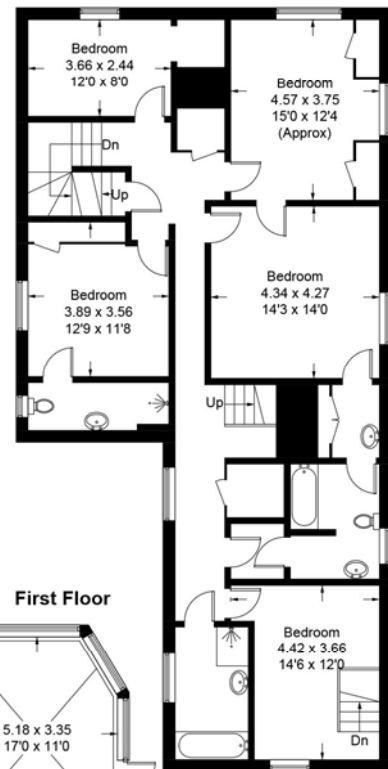
Approximate Gross Internal Area = 431.4 sq m / 4643 sq ft

Outbuildings = 44.5 sq m / 479 sq ft

Total = 475.9 sq m / 5122 sq ft

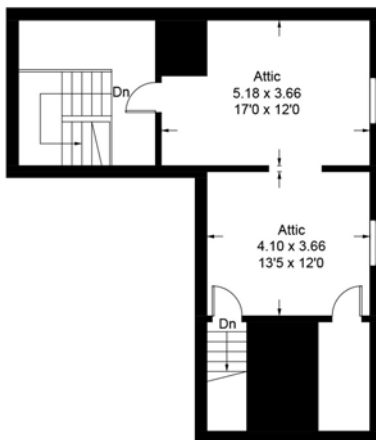


(Not Shown In Actual Location / Orientation)

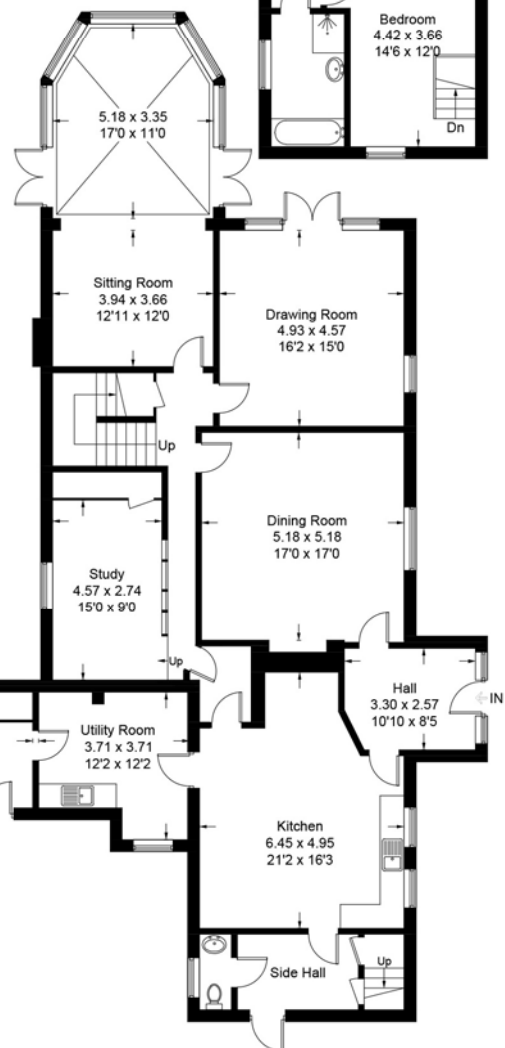


First Floor

Cart Lodge



Second Floor



Ground Floor



Viewing Strictly by appointment with the agent.

Services Mains water and electricity. Oil-fired central heating system. Private drainage system (please note that whilst it is believed that the septic tank works in a satisfactory manner, it is unlikely to comply with the new regulations. A buyer should budget to install a new sewage treatment plant and this has been taken into account within the guide price).

Broadband To check the broadband coverage available in the area click this link –

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area click this link –

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC Rating = F (Copy available from the agents upon request).

Council Tax Band G; £3,570.17 payable per annum 2025/2026

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000

NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

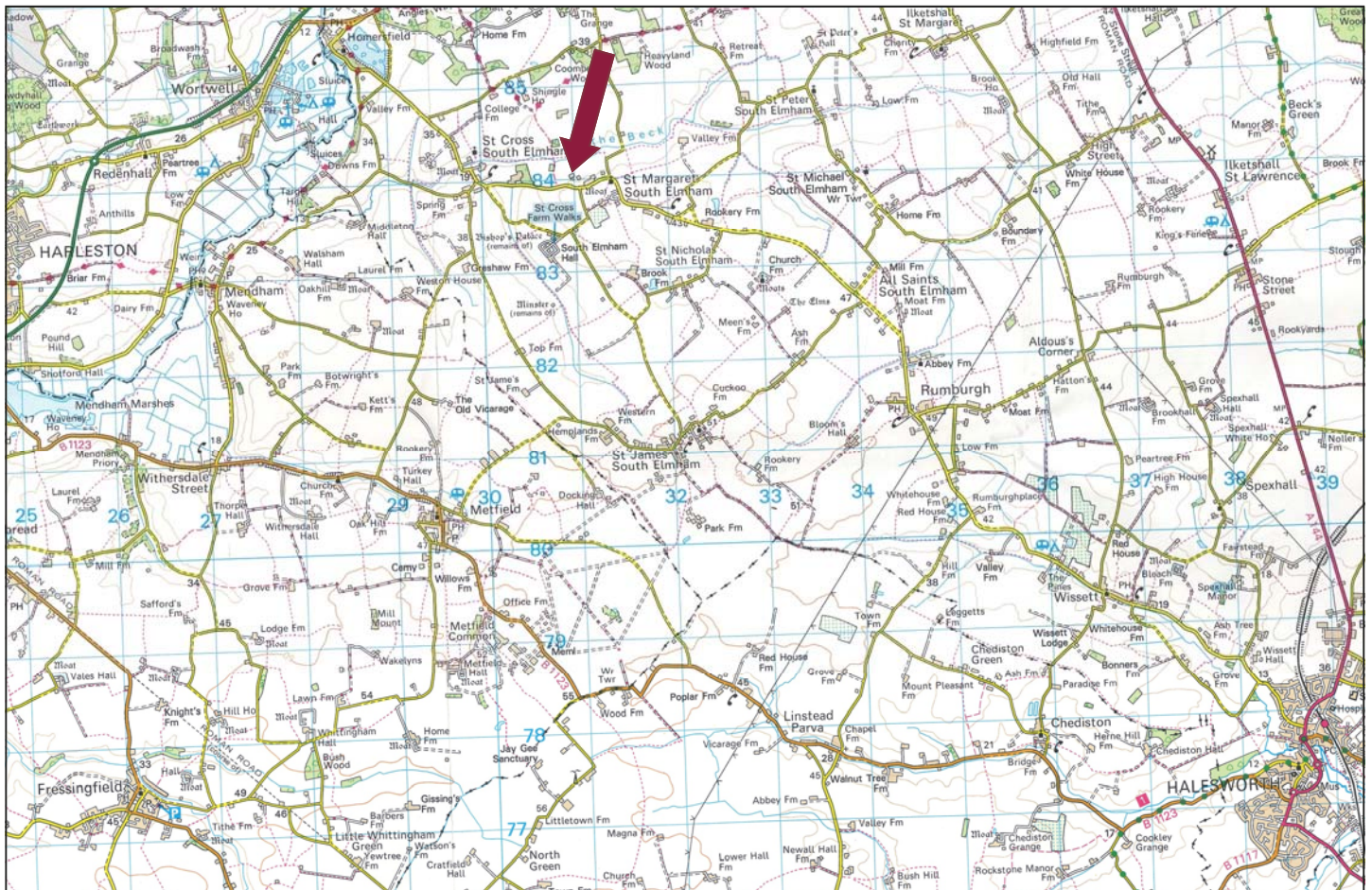
August 2025

Directions

From Harleston, head out of the town on the Redenhall Road until reaching the roundabout with the A143. Turn left onto the A143 towards Great Yarmouth. After approximately 1.7 miles, turn right onto the B1062 (signposted to Homersfield). After half a mile turn right where signposted to South Elmham Hall & Minster. After a further half a mile, turn left at the crossroads. Head through Saint Cross South Elmham and continue until you reach St Margaret South Elmham. The property is immediately on the left as you pass into the 30mph speed limit.

Please note: sat nav will take you close to the church. With the church on your left, proceed out of the village where Elm House Farm is the last property on the right.

It is best to follow What3Words: [///referral.scoping.stocked](https://www.what3words.com/referral.scoping.stocked)



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