

A substantial five bedroom period house with additional Suffolk Barn, standing centrally within its own mature grounds of 7.8 acres.

Guide Price
£895,000 Freehold
Ref: P7724/C

St Edmund's Farm
Brundish
Suffolk
IP13 8BL



Kitchen/breakfast room, utility room, dining room, drawing room, sitting room, snug, study and wet room.

Five first floor bedrooms, two with en-suites and a family bathroom.

Ample parking, stores, garaging and Suffolk barn which has scope to be converted.

Grounds including garden, orchard, pond, meadow and paddock.

Contact Us



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Location

St Edmunds Farm is situated on a no-through road adjacent to farmland within the parish of Brundish. The village benefits from a community centre and the village church, St Lawrence. The neighbouring village of Wilby has a well respected primary school. The village of Laxfield is within 4 miles and this has a Co-operative store, two public houses, including The Kings Head (known as The Low House), and a primary school. The sought after medieval market town of Framlingham is only 5 miles away, which is best known for its Norman castle. Framlingham is home to a good selection of independent shops and businesses including cafés, restaurants, hairdressers, antique shops, a travel agency and delicatessen. It is also home to the Crown Hotel and a Co-operative supermarket. Off the Market Hill are a number of other businesses providing day-to-day services including pubs, vets, a medical centre and schools. There is also Framlingham College, which is served by its prep school, Brandeston Hall, some 5 miles away. The town of Diss is 16 miles and offers Tesco, Morrisons and Aldi supermarkets, as well as a range of smaller shops and services, and a railway station offering direct services to London's Liverpool Street station. The county town of Ipswich is approximately 20 miles and the Heritage Coast, with all it has to offer, is just 17 miles away.

Description

St Edmunds Farmhouse is a particularly special property of timber framed construction with rendered elevations under a tiled roof. The property is Grade II Listed (Listed in December 1987). The house extends to 3,650 sq ft and is arranged over two floors. On the ground floor is a kitchen/breakfast room with an Aga, four reception rooms, study, utility room and wet room. On the first floor are five bedrooms, a family bathroom and two en-suites. The house stands particularly well in its grounds away from other dwellings and adjacent to open farmland. The gardens are delightful and benefit from a number of useful buildings including a Suffolk barn.

Entering through a front porch, there is access to a hallway where doors lead to the kitchen/breakfast room and the drawing room. This is dual aspect and has a fireplace with wood burning stove. The kitchen/breakfast room is fitted with bespoke wall units and a four oven oil fired cream Aga. A door leads to a useful utility room which has two butler sinks, a water softener and a window to the rear of the property. Adjacent to the kitchen is the sitting room which some may choose to use as a dining room. This has a fireplace and windows to the front of the property. A door leads to the rear hallway where a set of stairs leads up to the first floor landing and doors lead off to a dual aspect snug and study. From the kitchen there is also access to an inner hallway where there is a shelved larder and door to a wet room with WC, hand wash basin and shower unit. The inner hallway also provides a door to the drawing room and a further door to the dining room. This is dual aspect and has a blocked fireplace.

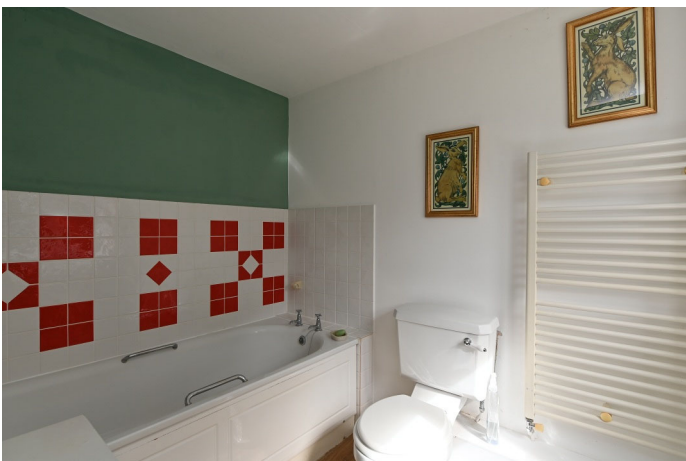
The first floor landing can be accessed via two sets of stairs and has windows to the rear of the property. There are built in linen cupboards and doors to the five bedrooms and bathroom. Bedroom one is dual aspect and enjoys views of the gardens. It has a door to an en-suite shower room with WC, hand wash basin and shower. Bedroom two has windows to the front and side of the property overlooking the gardens. Adjacent is an en-suite bathroom with WC, hand wash basin and bath. The third bedroom is a double with exposed timbers and window to the front of the property. Bedroom four is a double bedroom, again with exposed timbers and window to the front. The fifth bedroom is a good sized single with window to the front. Adjacent to this is the family bathroom with WC, hand wash basin and bath.

Outside

The property is approached from the road via a track which the agents are informed is adopted by Highways. This leads to a concrete drive and onto the parking area. Adjacent to the drive is a timber framed outbuilding and also the garaging. The garaging is of relatively modern brick construction and measures 38' x 19' (11.6m x 5.8m). Beyond the garaging is a substantial timber framed Suffolk barn. This could separate well from the house and it is anticipated that a buyer may be able to obtain planning permission for conversion to an independent residential unit, subject to the normal consents. Adjacent to this are former stables. The substantial gardens and grounds surround the house. As well as a significant area of lawn, there are mature trees, including an orchard. In addition is a large pond/moat. Beyond this is a paddock and also a meadows, a substantial part of which has been planted with a wide variety of maturing trees. In all, the grounds extend to 7.8 acres.







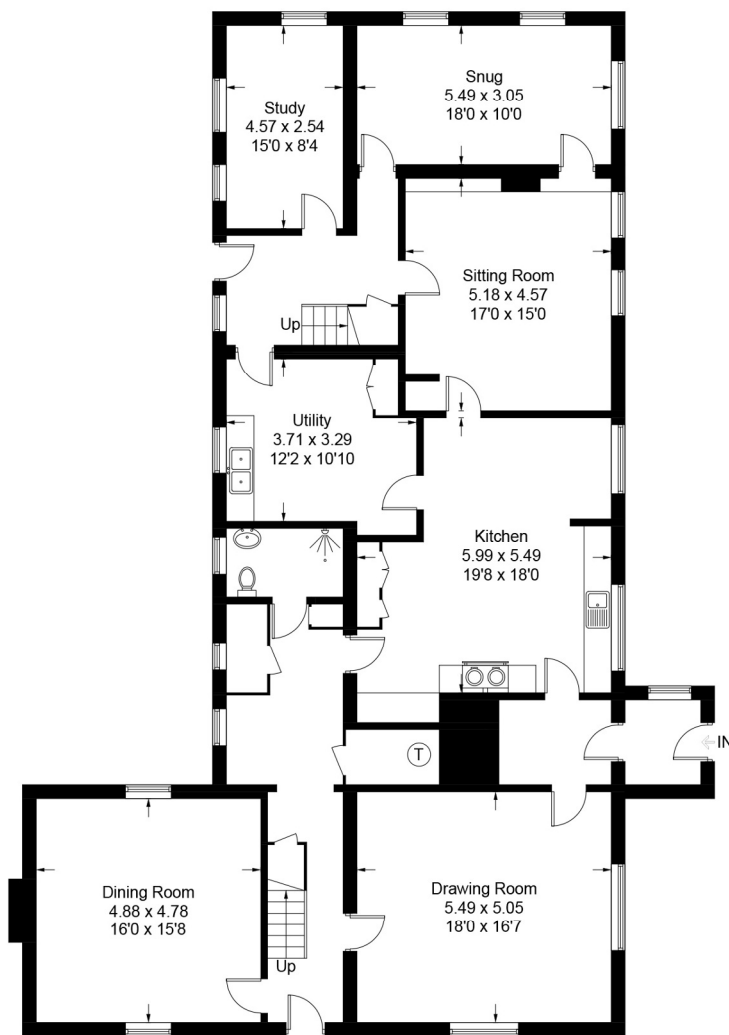




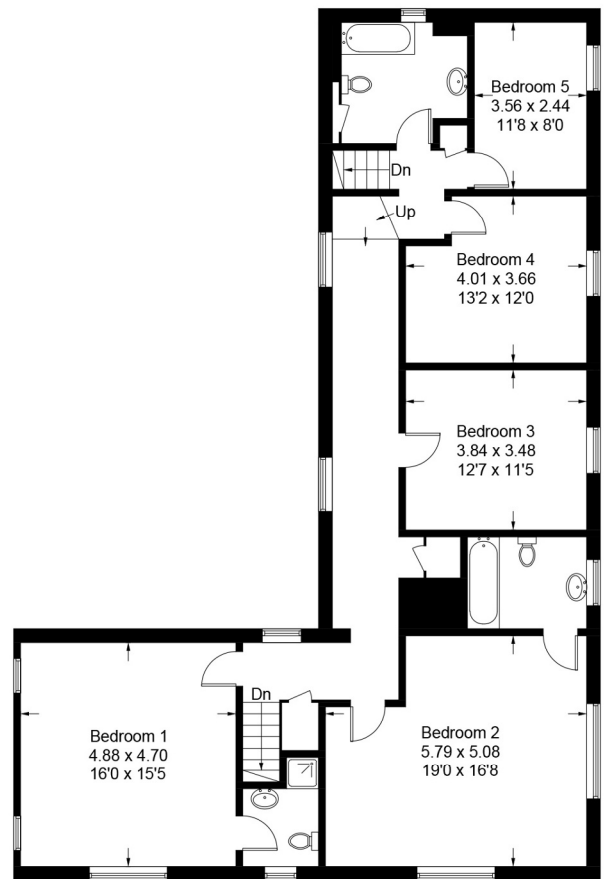


St Edmunds Farm, Brundish

Approximate Gross Internal Area = 342.0 sq m / 3681 sq ft



Ground Floor



First Floor



Viewing Strictly by appointment with the agent.

Services Mains water and electricity. Modern sewage treatment plant. Oil fired central heating system. Solar thermal panels.

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

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>. The vendor currently uses Fram Broadband for internet.

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 = E (Copy available from the agents upon request)

Council Tax Band G; £3,618.85 payable per annum 2025/2026

Local Authority Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0300 1234000

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.

3. The property is registered on three Titles. At the current time, there is an area of land which is registered to the neighbouring farmer. The solicitors acting for both parties are in the process of rectifying this.

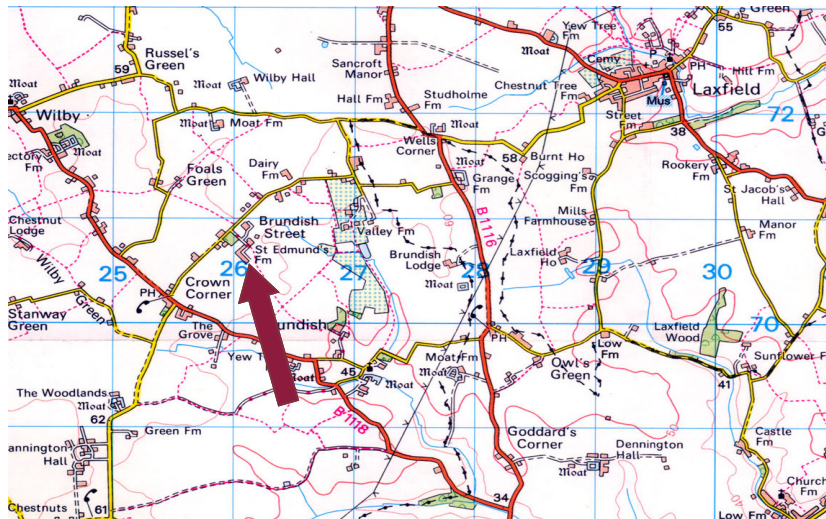
4. The Suffolk barn has an asbestos roof.

September 2025

Directions

From Framlingham proceed in a northerly direction on the B1116 into Dennington. At the T-junction turn right onto the A1120 and immediately back onto the B1116. Take the road signposted to Brundish, Wilby and Stradbroke. Having entered Brundish, at Crown Corner adjacent to the former pub, turn right onto Brundish Street. Proceed down the road and turn right into the small lane. Pass the agricultural building on the left hand side and turn right onto the driveway for St Edmunds Farm.

What3Words location: [///unfounded.volume.shatters](https://unfounded.volume.shatters)



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