



Jumps
Elmswell, Suffolk

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Jumps, Kiln Lane, Elmswell, Suffolk, IP30 9QR

A striking Suffolk barn-style home offering over 2,400 sq ft of luxurious, light-filled accommodation – set in a peaceful country lane with spectacular countryside views, yet within easy reach of Bury St Edmunds.

Tucked away on the rural edge of the village, The Jumps is a beautifully conceived, architect-designed home that blends the heritage of Suffolk barn architecture with the comfort and efficiency of modern construction. Originally built by the current owners as a self-build project, the house showcases first-class materials and craftsmanship throughout, with thoughtful attention to detail and an emphasis on natural light, space, and flexible family living.

A remarkable home in an exceptional setting — offering the best of Suffolk village life, with modern design, timeless quality, and breathtaking views.

Key features:

- Five bedrooms four with en suites
- Grand full-height entrance hall with galleried landing
- Exceptional open-plan kitchen/dining/living area
- Handcrafted kitchen with range of integrated appliances
- Large sitting room with fireplace and log burner
- Attached garage and private driveway with off street parking
- Gardens backing onto open countryside
- Stunning grounds measuring around 0.25 of an acre
- Quiet setting on the edge of a thriving village
- Double glazed windows with integral blinds

Light, space and effortless living

Step through the glazed entrance into a dramatic reception hall – approximately four metres wide, full-height and flooded with natural light. A galleried landing frames the space above, immediately giving a sense of scale and calm.

The heart of the home is an open-plan kitchen, dining and informal living area that truly delivers on both design and functionality. The kitchen itself is bespoke and hand-built, with Quartz and Oak worktops, a range style cooker with twin ovens, two integrated fridges, two dishwashers and a central island with

additional storage. It's a space designed not just for cooking, but for connection – ideal for family life, casual suppers or larger get-togethers with friends.

The kitchen flows into a dining area with glazed door leading to a private terrace, perfect for summer meals or a morning coffee in the sun. From here, step through to the generous sitting room, where a traditional brick fireplace with log-burning stove adds warmth and atmosphere. Additional French doors open directly onto the garden, blurring the line between indoors and out.

Space for all seasons of life

The ground floor also provides two spacious double bedrooms, each with its own modern en suite – ideal for guests, older children, or even multigenerational living. There is a separate cloakroom off the hallway and a smart, fully fitted utility room for daily convenience.

Upstairs, the wide galleried landing leads to three further bedrooms, all bright and well-proportioned. Two feature their own en suites, while the fifth

bedroom – currently used as a home office – is served by beautifully appointed 'Jack and Jill' ensuite.

Country living, village convenience

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Step outside, and you're immediately reminded why this setting is so special. The rear garden backs onto uninterrupted countryside – a glorious patchwork of fields and big Suffolk skies. Whether it's a glass of wine as the sun sets, or a quiet weekend with the papers, this is a space to slow down and breathe.

The property is approached via a quiet lane and entered down a driveway leading onto your own private courtyard area affording off street parking for several vehicles. The garage with double hinged doors provides further storage or workshop potential.

And while you enjoy the peace and seclusion of a countryside setting, you're still just a short stroll or bike ride from the heart of Elmswell – one of the area's best-connected and most sought-after villages.

Elmswell and the wider lifestyle

Elmswell is a well-served village with a genuine sense of community, offering a local Co-op, pub, cafés, and its own railway station with regular trains to Bury St Edmunds, Ipswich and Cambridge.

The surrounding countryside is a haven for walkers, cyclists and dog lovers, while the historic market town of Bury St Edmunds – with its boutique shops, independent restaurants, cultural attractions and award-winning Abbey Gardens – is just 15 minutes away by car or train. For those commuting further afield, the A14 is easily accessible, linking you to Cambridge, the Midlands and London via the M11.

Declaration of Interest

As required under Section 21 of the Estate Agents Act 1979, we disclose that a personal interest exists in the sale of this property by a person connected with this agency.

SERVICES: Mains water, electricity, and drains via a pump station. Oil fired central heating.

NOTE: None of these services have been tested by the agent.

AGENTS NOTE: The pumping station currently serving four properties in total. Costs are shared equally, with a current annual service charge of £75 + VAT, and an additional £4.50 per month per dwelling towards electricity use.

LOCAL AUTHORITY: Mid Suffolk District Council

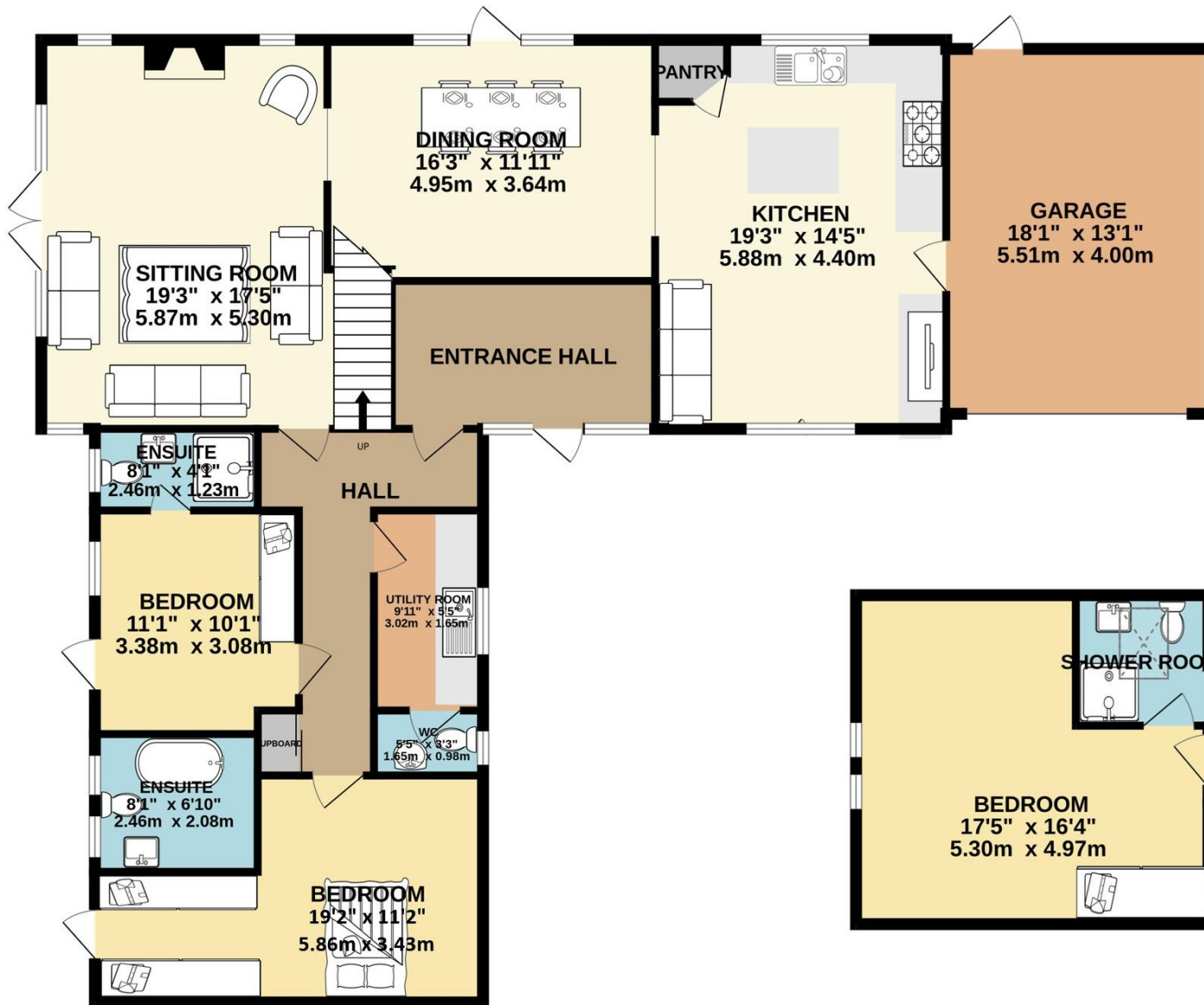
BROADBAND AND MOBILE: Please see our website and Ofcom.org.uk for further details.

VIEWING: Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

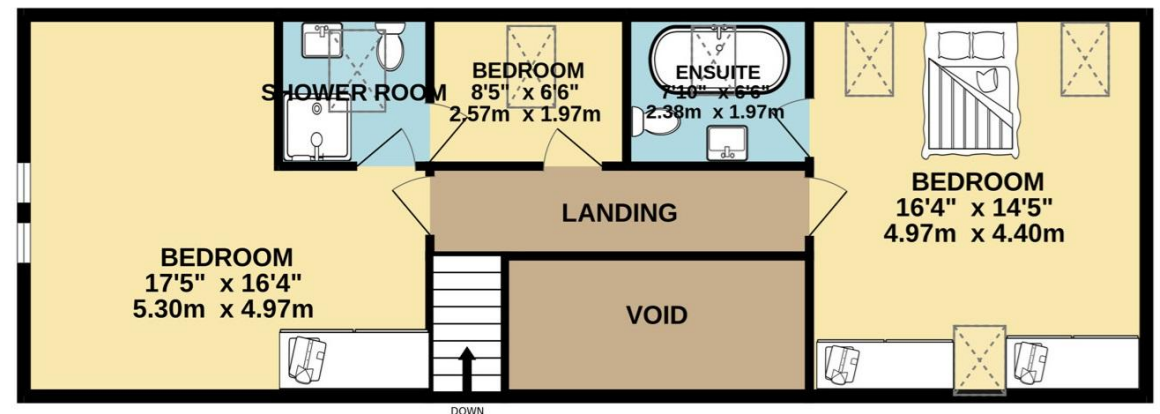
COUNCIL TAX: Band F.

EPC RATING: B

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GROUND FLOOR
1642 sq.ft. (152.5 sq.m.) approx.



1ST FLOOR
784 sq.ft. (72.8 sq.m.) approx.

TOTAL FLOOR AREA : 2426 sq.ft. (225.3 sq.m.) approx.



