



**Elm Farm House,
Mickfield, Suffolk.**

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Elm Farm House, Debenham Road, Mickfield, IP14 5LP

Mickfield is a small, friendly village with a community hall and playing fields. Just 3 miles away, Debenham offers a Co-op, doctors surgery, dentist, butcher, pubs, post office, and leisure centre. Rail connections to London Liverpool Street are available from Stowmarket (6.5 miles), Diss (13.5 miles), and Ipswich (13 miles), while the A140 provides easy links to the A14 and A12.

A beautifully renovated period home with over 7,600 sq ft of versatile living space, including a detached Coach House, set in 1.25 acres of private west-facing gardens on the edge of a charming Suffolk village. Combining elegant character features with high-quality modern finishes, Elm Farm House offers exceptional family living, income potential, and excellent transport links to London and the coast. Tucked away on the edge of the village of Mickfield, Elm Farm House offers a rare combination of space, style, and versatility. This substantial period home has been sympathetically renovated to a superb standard, blending elegant original features with high-quality modern finishes. Set in grounds of around 1.25 acres, it enjoys a peaceful, private position with far-reaching countryside views, while still being exceptionally well connected to local amenities and transport routes.

A beautifully renovated period home with over 7,600 sq ft of versatile living space, including a detached Coach House

Key Features

- Beautifully presented period home with over 7,600 sq ft of versatile living space.
- Detached renovated Coach House – ideal for guests or holiday letting income.
- Four elegant reception rooms, all light-filled and full of character.
- Shaker-style kitchen with marble worktops and high-quality Neff appliances.
- Five well-proportioned first floor bedrooms, principal with en suite and dressing room.
- Private established gardens extending to 1.25 acres, including fruit trees and a copse.
- Range of useful outbuildings, workshop, greenhouse, and vegetable beds.
- Idyllic rural location with excellent transport links via A140, A14, and mainline rail.
- Within catchment for Stonham Aspal Primary and Debenham High School.
- A home of timeless charm and modern comfort

Accommodation

Ground Floor

A panelled front door leads into a welcoming vestibule and through to the grand reception hall, complete with sweeping staircase. Four principal reception rooms feature fireplaces, wood burners, and charming period details – perfect for both everyday living and entertaining. French doors in the drawing room open directly onto the garden.

The **shaker-style kitchen** is fitted with marble worktops, integral Neff appliances, and bespoke glazed cabinetry. A **boot room/utility** with stable door and a secondary cloakroom (with dog shower) add to the practicality of the home. A study, breakfast/dining room, games/garden room, and a further kitchenette complete the ground floor.

First Floor

The elegant galleried landing leads to **five double bedrooms**, many with built-in storage and feature fireplaces. The principal bedroom enjoys a bay window, dressing room, and en suite bathroom.

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Second Floor

Currently offering excellent storage, this level has the potential to create additional living accommodation (subject to permissions).

The Coach House

Beautifully finished and successfully run as a holiday let, this detached cottage provides independent living space. The open-plan sitting/dining area has a wood burner, there's a ground floor bedroom, kitchen with French doors to a private terrace, and a cloak/shower room. Upstairs are two bedrooms and a family bathroom.

Outside

A five-bar gate opens to a sweeping gravel driveway with ample parking and turning space. The gardens are west-facing and enjoy sunshine throughout the day. Formal lawns are complemented by fruit trees, a small copse, vegetable beds, and a timber deck/barbecue area – perfect for summer gatherings. A range of outbuildings offer excellent storage and workspace.

SERVICES: Mains drainage, water and oil-fired central heating

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

LOCAL AUTHORITY: Mid Suffolk District Council – G

EPC RATING: E

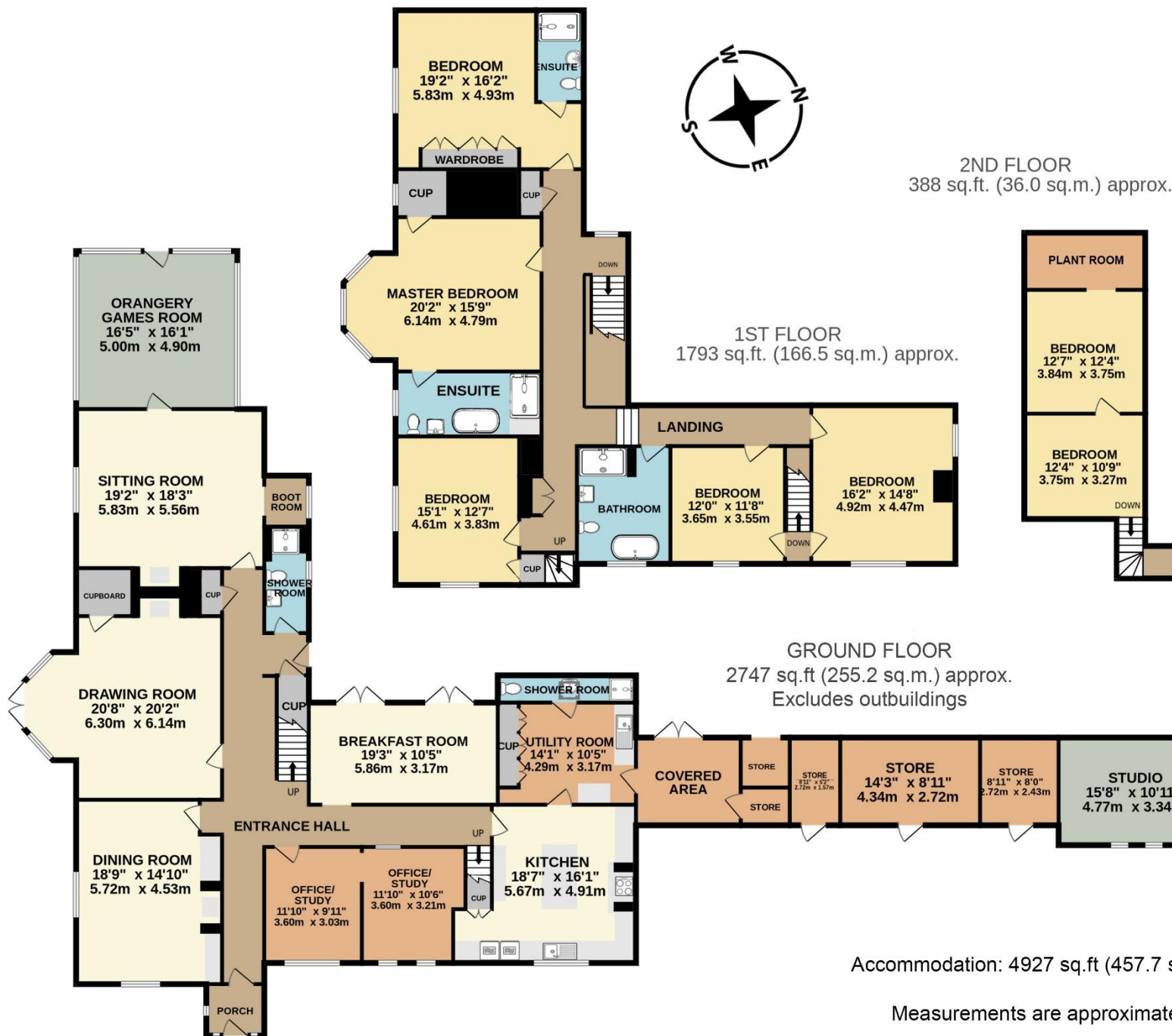
BROADBAND AND MOBILE: Please see our website and Ofcom.org.uk for further details

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

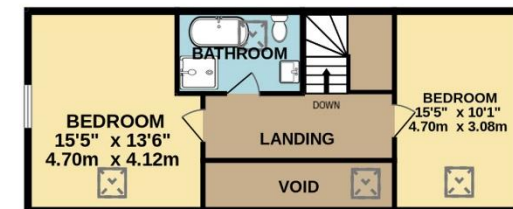
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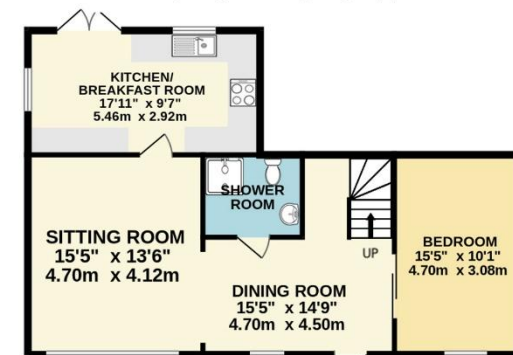




ANNEXE 1ST FLOOR
589 sq.ft. (54.7 sq.m.) approx.



ANNEXE GROUND FLOOR
762 sq.ft. (70.8 sq.m.) approx.



TOTAL FLOOR AREA (approx.)

Accommodation: 4927 sq.ft (457.7 sq.m) - Annexe: 1351 sq.ft (125.5 sq.m) -

Outbuildings: 727 sq.ft. (67.5 sq.m)

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

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