



**Elm Farm Coach House,
Mickfield, Suffolk**

**DAVID
BURR**



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Elm Farm Coach 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.

An excellent conversion of a former cart lodge of the neighbouring rectory that enjoys an enviable position towards the periphery of this highly regarded Suffolk village and boasting wonderful far reaching countryside views. The Coach House was sympathetically converted in 2000 and has since been meticulously maintained by the present owners. The property offers good sized accommodation which includes a wonderful open plan kitchen/dining room and two double bedrooms. The property is further enhanced by off street parking for multiple vehicles and immaculately kept gardens.

Converted Coach House with three bedrooms and open plan living.

Nestled in a peaceful countryside setting, this charming brick-built property offers the perfect balance between rustic character and modern convenience.

Beautifully finished, this detached coach house 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.

Step into a warm and inviting living space that perfectly blends rustic charm with contemporary comfort. The room features a stunning exposed red brick feature wall, adding rich character and texture.

This living room is an ideal space for both relaxing and entertaining — offering the perfect balance of historic charm and modern functionality.

This stunning country-style **kitchen** combines timeless elegance with practical modern features, creating a warm and inviting heart of the home.

Upstairs there are two further good-sized bedrooms with a family bathroom.

Outside

The Coach House has the benefit of its own designated parking. There is approx. 17sq.metre of lockable storage available in one of the units belonging to the main house. There is a gardener who will be responsible for looking after the front lawn and borders to the front of the Coach House.

The Coach house is offered Unfurnished.

SERVICES: Mains water, drainage and electricity are connected. Oil fired heating to radiators.

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

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TENURE: A holding deposit of one week's rent will be required to process an application for a Tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover. Fees may be charged for late payment of rent and mislaid keys.

LOCAL AUTHORITY: Mid Suffolk District Council. Band C

EPC RATING: C

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

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



TOTAL FLOOR AREA : 1365 sq.ft. (126.8 sq.m.) approx.
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