



**Greenfields Farm**  
**Great Wratting, Suffolk**

**DAVID  
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# Greenfields Farm, The Street, Great Wratting, Haverhill, Suffolk CB9 7HQ

Great Wratting is a pretty village along the River Stour with amenities including the Red Lion Public House (complete with whalebone arch) and Anglican church, St. Mary's, known for its charming topiary. Historical landowners included the W H Smith family, as evidenced by several WHS plaques in the village. The now peaceful fields along the river are reputedly the site of the demise of a Roman legion, successfully ambushed by Queen Boudicca. The village is well known for its friendly community which hold a popular and successful annual summer fete – held at Hall Farm on the first Saturday in June. Thurlow is approximately 2 miles which has a church, junior school, village hall and playing fields. Kedington (2 miles) also has a junior school, church, community centre and shops. Nearby Haverhill provides local supermarket shopping and other facilities, while Clare (6 miles) is a classic picture-postcard Suffolk town. Further facilities are available in Bury St Edmunds (18 miles) and the city of Cambridge (17 miles) with London Stansted airport approximately 30 miles. Barnardiston Hall Preparatory School is also only a short 2 miles away.

A charming and beautifully presented detached former Victorian granary offering an abundance of character features, situated in a quiet semi-rural location surrounded by exceptional open countryside. The property enjoys incredible views and further benefits from off-road parking, garage and wrap around gardens.

## A detached former granary with exceptional countryside views

Entrance via covered porch, with stable door, opening to:

**ENTRANCE HALL:** A spacious entrance hall with African slate flooring, storage cupboard, door to the Garage and staircase leading to the Attic Room.

**HALLWAY:** With brick flooring, walk-in pantry and separate utility room with plumbing for washing machine. Rooms off and a door leading to:

**KITCHEN/BREAKFAST ROOM:** A stunning bespoke all-wood kitchen, comprehensively fitted with a range of wall and base units by Baker & Baker under granite worktops with a double Butler sink inset. Integrated appliances include a Stoves range-style cooker, whilst there is space and plumbing for a dishwasher and fridge/freezer. Plenty of space for a breakfast table and chairs. Sliding patio doors opening to the terrace and a stable door leading out.

**FRONT HALL:** With brick tiled flooring, remnants of the original granary winch and doors opening to:

**STUDY:** With window to the front aspect and stable door leading out to countryside views. Bespoke all-wood fitted book shelving to one exposed brick wall. Original feature drive machinery running through the study to the dining room and exposed timbers.

**DINING ROOM:** Of dual aspect, with exceptional countryside views and staircase leading to the first floor; quarry tiled floor and exposed timbers.

**DRAWING ROOM:** A stunning vaulted reception room with exposed timbers, feature fireplace to include a log-burning stove, set upon a brick hearth with oak bressummer over, strip wood flooring and exquisite countryside views.

**CLOAKROOM:** With WC, wash hand basin, heated towel rail and part-tiled walls.

**BEDROOM 1:** A spacious double bedroom with doors leading out to an east facing terrace and **EN-SUITE** comprising tiled shower cubicle, vanity unit with WC and wash hand basin, further storage, heated towel rail and extensively tiled walls and floor.

**BEDROOM 2:** Bedroom with built-in wardrobes.

**BEDROOM 3:** Bedroom with built-in wardrobes.

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**BEDROOM 4:** Bedroom with built-in wardrobes.

**BEDROOM 5:** Bedroom with built-in wardrobes.

**BATHROOM:** Stylishly fitted with a panelled bath with shower attachment over, separate shower cubicle, his-and-hers vanity sink unit with storage beneath, WC, heated towel rail and extensively tiled walls and flooring. Door to shelved airing cupboard.

## Outside

The property is approached via a driveway opening into an extensive parking area providing parking and turning for multiple vehicles, in turn leading to the **INTEGRAL GARAGE** with light and power connected. The charming 0.25 acre wrap around gardens enjoy areas of traditional lawn on the eastern, southern and western boundaries with an extensively paved dining terrace on the south western border with exceptional countryside views.

**SERVICES:** Main water and drainage. Main electricity connected. Oil-fired heating to radiators. Double glazed windows throughout. **NOTE:** None of these services have been tested by the agent.

**EPC RATING:** Band TBC. A copy of the energy performance certificate is available on request.

**LOCAL AUTHORITY:** West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU. Telephone: 01284 763233.

**COUNCIL TAX BAND:** Band F. £3,090.55 per annum.

**TENURE:** Freehold.

**CONSTRUCTION TYPE:** Red brick.

## COMMUNICATION SERVICES (source Ofcom):

**Broadband:** Yes. Speed: Up to 61 mbps download, up to 14 mbps upload.

**Phone Signal:** Yes.

**NOTE:** David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

**SUBSIDENCE HISTORY:** None.

**RIGHTS OF WAY/EASEMENTS/PUBLIC FOOTPATHS:** Please ask us for Title details.

**ACCESSABILITY ADAPTIONS:** None.

**RESTRICTIONS ON USE OR COVENANTS:** Please ask us for Title details.

**FLOOD RISK:** None.

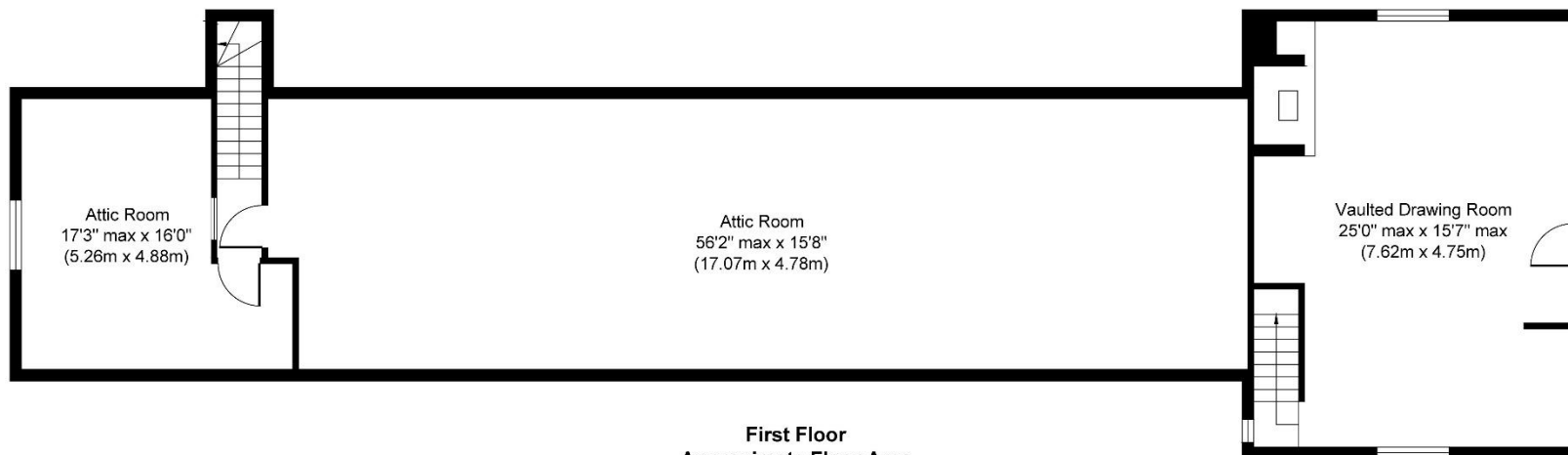
**COALFIELD OR MINING AREA:** None.

**PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS:** None known.

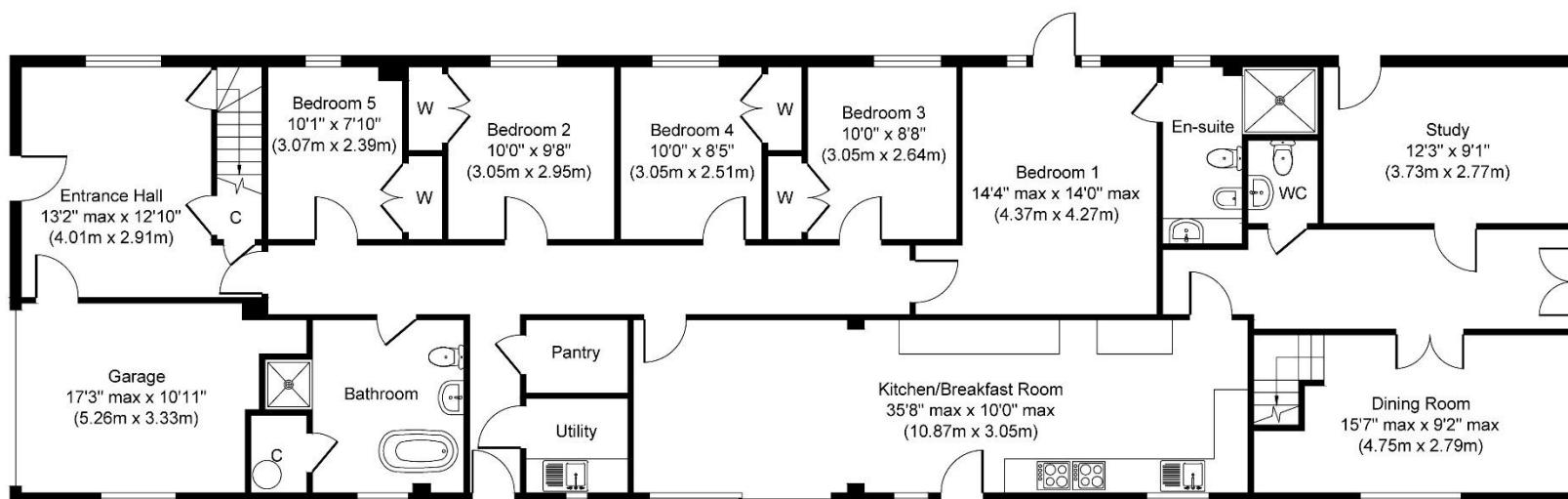
**ASBESTOS/CLADDING:** Timber cladding.

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

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**First Floor**  
**Approximate Floor Area**  
**1,591 sq. ft**  
**(147.78 sq. m)**



**Ground Floor**  
**Approximate Floor Area**  
**2,222 sq. ft**  
**(206.42 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.











