



Barningham Park, Barningham, IP31 1EA

**CHEFFINS**



## Barningham Park

Barningham,  
Bury St Edmunds  
IP31 1EA

- Grade 2 Listed Detached House
- 5 Bedrooms – 1 En Suite
- 3 Reception Rooms plus Study
- 3,800 sq ft of Accommodation
- Set in 1.8 Acres (sts)
- Garage & Outbuildings
- NO CHAIN

A rare opportunity to acquire a Grade II listed historic double fronted country home in an elevated position with views over unspoilt Suffolk countryside. Barningham Park Farm is a beautiful period home set in what was the original deer park of the Euston Estate, home to the Duke of Grafton, and available for the first time in over 200 years. The property is accessed via a private road and offers approximately 3,800 sq ft of beautifully proportioned accommodation, set in 1.8 acres (sts) of mature grounds.

5 2 3

**Guide Price £1,250,000**







## LOCATION

Barningham is a picturesque village in Suffolk, situated around 12 miles northeast of Bury St Edmunds. The property is located on the Euston Estate which offers a peaceful rural lifestyle, surrounded by rolling countryside and farmland, with quiet lanes and scenic walking paths nearby. At the heart of the village are key community features including a local pub, a historic church, a village hall, a primary school, and a village shop, all serving as important social and practical hubs. Barningham blends historical charm with convenience, offering easy access to nearby towns while preserving its tranquil atmosphere and strong sense of community.

## ENTRANCE HALL

with double front entrance door, staircase leading to the first floor, under stairs storage cupboard, radiator, quarry tiled flooring, large sash window, high ceilings.

## DRAWING ROOM

A double aspect room with sash windows to the front and side aspects with a beautiful ornate stone fireplace with a quarry tiled hearth, bay window seat, storage cupboards, picture rails, 2 radiators.

## DINING ROOM

with sash windows, bay window seat, 2 radiators, serving hatch from kitchen, tiled fireplace, uplighters, inset spotlights, picture rails.

## INNER HALLWAY

with a second staircase leading to the first floor, radiator, cupboard housing the meters, uplighters, laminate flooring, door to the rear aspect and door into a cloakroom with a low level WC.

## KITCHEN

with a range of matching wall and base units, 2 bowl stainless steel sink, water softener, electric double oven, 5 ring electric hob with work surfaces over, LPG AGA, tiled splashbacks, larder style cupboard and cupboard housing the hot water cylinder, radiator, laminate style flooring, space and plumbing for further appliances, window to the side aspect.

## SITTING ROOM

with a large red brick fireplace with quarry tiled hearth, French doors opening onto the side garden, radiator, built-in storage, picture rails, radiator.

## LAUNDRY ROOM

with a range of matching wall and base units, space and plumbing for appliances, Belfast style sink, laminate flooring, radiator, sash window to the side aspect.

## STUDY

with a radiator, window to the side aspect.

## FIRST FLOOR

## LANDING

with a large sash window to the front aspect, radiator, skylight, internal window into the secondary landing.

## PRIMARY BEDROOM

with a bay window to the front aspect, sash window to the side aspect with beautiful views overlooking the side garden, 2 radiators.

## EN SUITE BATHROOM

with a 4 piece suite comprising a low level WC, shower cubicle with tiled splashbacks, side panel bath, pedestal wash hand basin, vinyl style flooring, sash window to the side aspect.

## BEDROOM 2

with a bay sash window to the front aspect, 2 radiators.

## BEDROOM 3

with a radiator, built-in wardrobe, window to the side aspect.

## FAMILY BATHROOM

with a 4 piece suite comprising a low level WC, shower cubicle, side panel bath, pedestal wash hand basin, inset spotlights, 2 cupboards, radiator, window to the side aspect.

## BEDROOM 4

with a radiator, window to the side aspect.

## CLOAKROOM

with a low level WC, wall mounted wash hand basin, radiator, window to the rear aspect.

## FURTHER LANDING

with window to the rear aspect, door leading up to the second floor providing access to the loft space.

## BEDROOM 5/STUDIO

with a radiator, solid wood flooring, sash window to the side aspect.

## LOFT SPACE

2 fantastic rooms which have the potential for conversion (subject to the relevant consents), currently boarded with a separate staircase

## OUTSIDE

Approached via a private ¼ mile road, this charming property is accessed by a traditional five-bar gate which leads onto a shingle laid driveway, with flower beds and mature shrub borders that offer privacy behind a screen of established trees. The driveway continues behind the property leading to a flint built garage, three further outbuildings, a flint-built WC and a further timber outbuilding (both showing structural defects), a uPVC oil tank and an outside oil boiler.

Set in 1.8 acres (sts) the gardens are beautifully designed, with an array of fruit trees, well-stocked borders, a red brick pathway around the property, and a shingled path leading through hedging to a secondary expansive garden area.

To the right hand side are expansive lawned gardens with uninterrupted views over open fields enclosed by mature trees and shrubs.

A dedicated outdoor seating space, complete with a brick built pizza oven, enhances the idyllic countryside setting.

## GARAGE

Red brick and flint construction featuring an up-and-over door, tiled roof and side pedestrian access.

## SALES AGENTS NOTES

Tenure – Freehold

Council Tax Band – G

Property Type – Detached House

Property Construction – Brick walls / tile & slate roof

Number & Types of Room – Please refer to the floorplan

Square Footage – 3,800

Parking – Garage and Driveway

Utilities / Services

Electric Supply – Mains

Water Supply – Estate Borehole (shared supply, a one third liability will pass with the sale)

Sewerage – Private septic tank

Heating sources – Oil fired heating and open fireplaces

Broadband Connected – Yes

Broadband Type – FTTC

Mobile Signal/Coverage – Limited with EE inside.

Flood risk – Very Low

Rights of Way, Easements, Covenants – We have been made aware this property contains restrictive covenants. Please refer to the land registry title for more information.

Listed – Grade 2

Conservation Area – No

Planning Permission – Please visit the West Suffolk Council planning portal online

Building Safety – The vendor has made us aware that, to the best of their knowledge, there have been no adaptations made to the property for accessibility requirements during their ownership.

Please note the title plan for the property will need splitting by HM Land Registry.




















Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	38	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Guide Price £1,250,000  
 Tenure - Freehold  
 Council Tax Band - G  
 Local Authority - West Suffolk









# **Approximate Gross Internal Area 4614 sq ft - 429 sq m**

**(Excluding Garage & Outbuilding)**

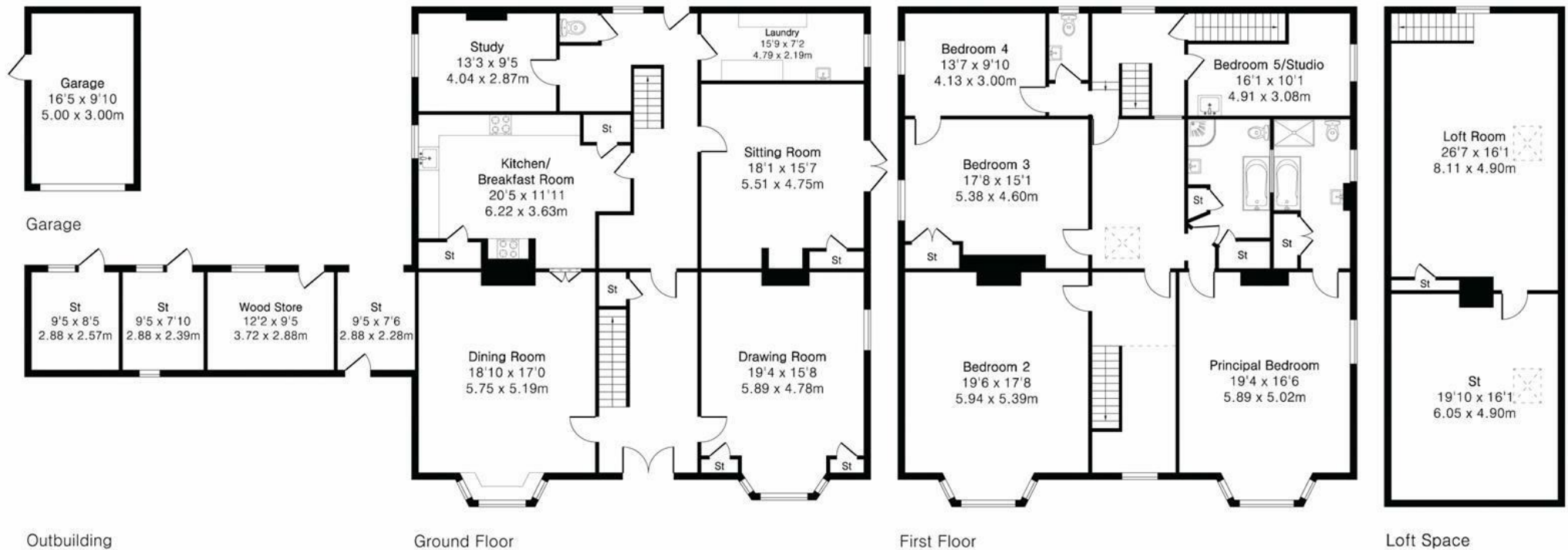
Ground Floor Area 1927 sq ft – 179 sq m

First Floor Area 1935 sq ft – 180 sq m

Loft Space Area 752 sq ft – 70 sq m

Garage Area 161 sq ft – 15 sq m

Outbuilding Area 349 sq ft – 32 sq m







[For more information on this property please refer to the Material Information Brochure on our website.](#)

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