



DAVID
BURR

Hollybush Farmhouse

Rattlesden

An exceptional Grade II listed farmhouse occupying mature private grounds, extending to over 3,500 sq.ft. with a substantial detached garage and workshop, combining beautifully preserved period character with generous family accommodation.



Lifestyle & location

Introduction

Set amidst the rolling Suffolk countryside, Hollybush Farmhouse enjoys an idyllic rural setting with the perfect balance of peace, privacy and convenience. Nearby market towns offer an excellent range of independent shops, cafés, restaurants and everyday amenities, while the surrounding villages are home to welcoming country pubs and a strong sense of community.

The area is renowned for its beautiful countryside, with an abundance of footpaths and quiet lanes ideal for walking, cycling and exploring the changing seasons. Families are well catered for with a choice of highly regarded state and independent schools, while excellent road links via the A14 and nearby mainline rail services provide straightforward access to London and the wider region.

Offering the very best of Suffolk village life, Hollybush Farmhouse combines the charm of a peaceful rural setting with the convenience of excellent connections and local amenities close at hand.

Key Features

Key Features

- Outstanding Grade II listed farmhouse
- Approximately 3,584 sq.ft. of accommodation
- Beautifully preserved period features throughout
- Six bedrooms
- Three elegant reception rooms
- Bespoke farmhouse kitchen with Aga
- Utility room, pantry and study
- Principal bedroom with en-suite
- Detached double garage with workshop and store
- Extensive gravel driveway with ample parking
- Approximately 0.8 of an acre of mature gardens
- Lawns, mature trees, established planting and pond
- Peaceful and private rural setting



Living & Entertaining

Rich in period character yet perfectly suited to modern family life, Hollybush Farmhouse offers an exceptional balance of elegant reception spaces and relaxed everyday living. From the beautifully proportioned drawing room with its striking fireplace to the welcoming formal dining room, the house is equally at home hosting large gatherings or enjoying quieter evenings with family.

At the heart of the home lies the bespoke farmhouse kitchen, where the traditional Aga, generous workspace and informal dining area create a naturally sociable environment. Thoughtfully connected to the pantry, utility room and study, the layout has been designed to support both practical day-to-day living and effortless entertaining.

Outside, the mature gardens provide a private extension of the house, with expansive lawns, established planting and a charming pond creating a picturesque backdrop for summer entertaining, family celebrations or simply relaxing in peaceful surroundings.



Bedrooms & Bathrooms

Arranged over the upper two floors, Hollybush Farmhouse provides generous and flexible accommodation, perfectly suited to family life or welcoming guests. Four well-proportioned double bedrooms occupy the first floor, centred around an attractive galleried landing, including a delightful principal suite with en-suite facilities.

Two further bedrooms on the second floor offer excellent versatility, ideal as guest accommodation, children's rooms or dedicated spaces for home working, complemented by useful attic storage.

The family bathroom has been thoughtfully designed to serve the remaining bedrooms, while the en-suite to the principal bedroom provides additional comfort and privacy. Together, the upper floors offer a wonderful combination of character, space and practicality, creating a peaceful retreat at the end of the day.



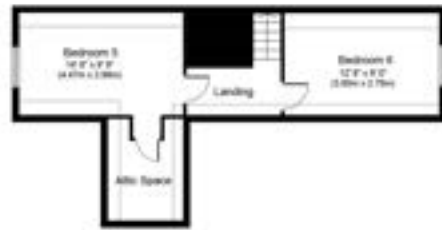
Outdoor Living

Approached through twin five-bar gates, Hollybush Farmhouse immediately impresses with its sweeping gravel driveway, providing ample parking and access to the substantial detached double garage, workshop and separate store.

Extending to approximately 0.8 of an acre, the mature gardens offer a wonderful sense of privacy and seclusion. Expansive lawns are framed by established trees, colourful borders and mature shrubs, while a charming pond creates an attractive focal point. Beautifully maintained and thoughtfully planted, the grounds provide a peaceful setting for outdoor entertaining, family enjoyment or simply relaxing whilst taking in the surrounding countryside.



Floorplan



Second Floor
Approximate Floor Area
431 sq. ft.
(40.0 sq. m.)



Outbuilding
Approximate Floor Area
581 sq. ft.
(54.0 sq. m.)



Ground Floor
Approximate Floor Area
1,625 sq. ft.
(151.0 sq. m.)



First Floor
Approximate Floor Area
1,528 sq. ft.
(142.0 sq. m.)

Property information

Mid Suffolk District Council - E

EPC Rating: Not required

Tenure: Freehold

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DAVID
BURR

David Burr - Woolpit
Sampson House, Woolpit,
Bury IP30 9QN

01359 245 245

Woolpit@davidburr.co.uk

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