



DAVID
BURR

Hill Farm Barn

Elmswell, Suffolk

A substantial 19th-century barn conversion occupying an exceptional semi-rural setting on the edge of one of Suffolk's most well-served villages, with beautifully landscaped gardens, paddock land and grounds extending to approximately 3.9 acres.



Lifestyle Introduction

Enjoying a wonderfully private position on the fringes of Elmswell, Hill Farm Barn is an impressive period conversion combining characterful accommodation with mature gardens, paddock, and far-reaching views across the Suffolk countryside.

Originally forming part of a traditional farmstead, the barn has been thoughtfully converted to create a home of considerable scale and flexibility. Extending to approximately 3,291 sq. ft, the accommodation is arranged around striking vaulted spaces with exposed timber framing, creating a wonderful sense of space and character throughout.

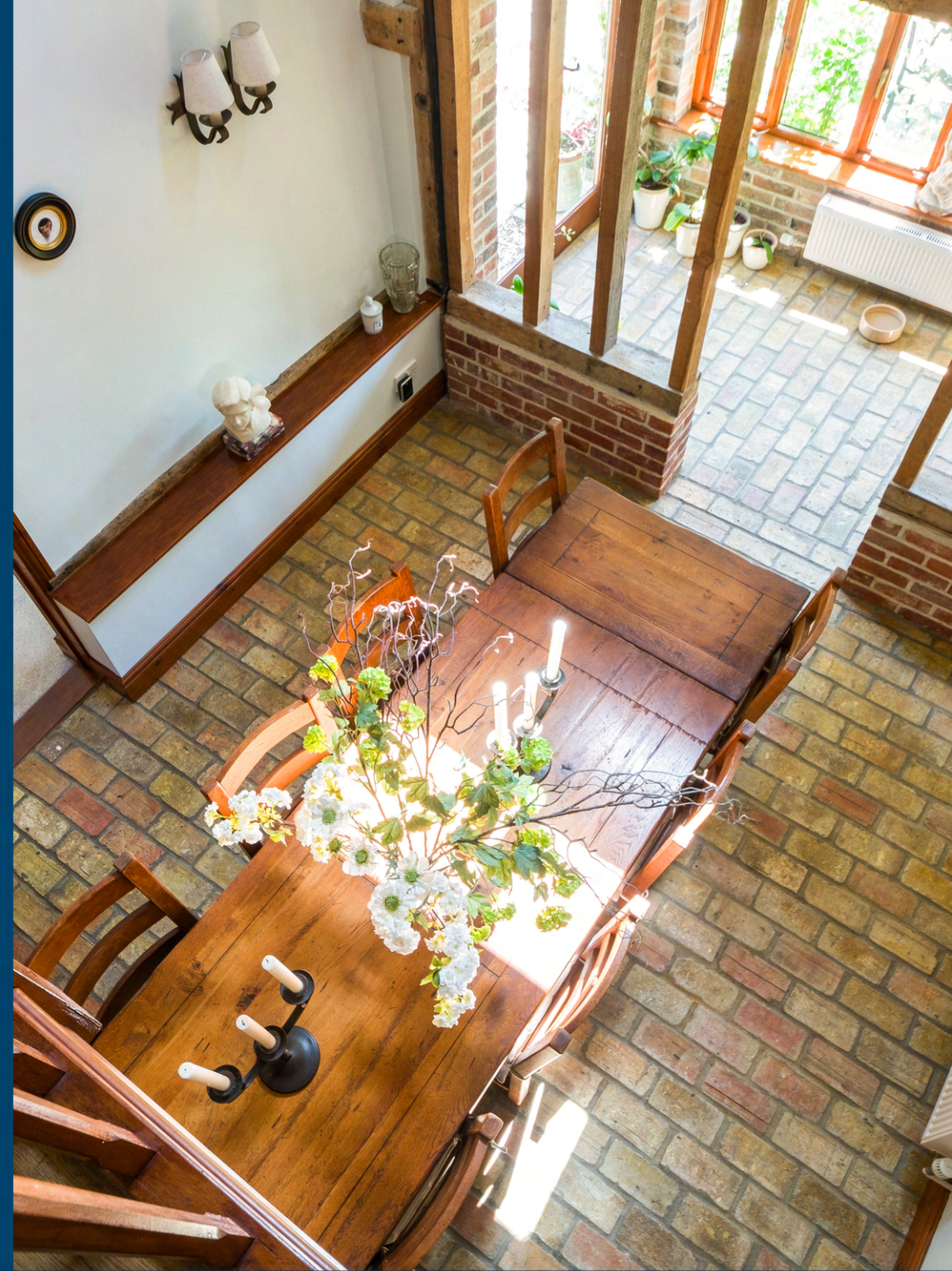
The versatile layout offers excellent flexibility for modern family life, including the potential for multi-generational living, guest accommodation, or dedicated work-from-home space.

The property's setting is a particular highlight. Surrounded by established gardens and open land, the grounds provide an ever-changing backdrop throughout the seasons, while enjoying a delightful rural outlook across the surrounding countryside. Despite its semi-rural position, the property remains within easy reach of everyday amenities and excellent transport links. Elmswell offers a range of facilities, including shops, schools, and community services, while Bury St Edmunds is just a 15-minute drive away.

With direct rail connections from Elmswell station to Bury St Edmunds, Ipswich and Cambridge, onward links to London in around one hour twenty minutes via Stowmarket, and easy access to the A14 and Stansted Airport, Hill Farm Barn offers a rare opportunity to enjoy the best of Suffolk country living without compromising convenience. Combining space, character and flexibility with excellent connectivity and village amenities, it is a property ideally suited to a variety of lifestyles and generations.

Key Features

- Exceptional 19th-century barn conversion
- Approximately 3,291 sq. ft of versatile family and multigenerational accommodation
- Grounds extending to approximately 3.9 acres
- Wildflower meadow paddock with equestrian and livestock potential
- Magnificent, vaulted reception spaces with exposed timbers and traditional brick flooring
- Flexible living space designed for modern living, including dedicated areas for home working
- Generous country kitchen with scope to extend (subject to any necessary consents)
- Four bedrooms, three with en-suite facilities
- Large detached double garage, carriage driveway, and extensive parking
- Excellent transport links, including easy access to the A14, Stansted Airport and rail connections to London
- Well-served village location with a range of amenities
- No onward chain



Living & Entertaining

At the heart of the home lies a magnificent dining hall, an impressive reception space defined by exposed timber framing, traditional brick flooring and a vaulted ceiling rising to a galleried mezzanine above. Filled with natural light, it provides a setting for both everyday family life and larger gatherings. The drawing room is equally striking, featuring a dramatic full-height vaulted ceiling and a wood-burning stove set upon a stone hearth, creating a welcoming atmosphere throughout the year. Large windows frame attractive views across the gardens.

A further reception room offers excellent versatility and can be adapted to suit a variety of needs, whether as a family room, home office, or playroom. Enjoying pleasant views across the courtyard and front garden, it provides valuable additional living space that complements the principal reception rooms. Together, these beautifully proportioned spaces combine period character with everyday practicality, creating versatile spaces for relaxed family living, entertaining guests, and working from home.



Kitchen & Daily living

The kitchen/breakfast room forms the practical heart of the home, combining everyday functionality with a timeless country aesthetic.

Thoughtfully designed and generously proportioned, it is fitted with an extensive range of shaker-style cabinetry complemented by solid wood work surfaces, providing ample storage and preparation space for family life.

Integrated appliances include a NEFF double oven, four-ring hob with extractor hood above and dishwasher, while a stainless-steel sink is positioned to enjoy views across the surrounding front gardens and countryside. The breakfast area offers an inviting space for informal dining, morning coffee or gathering with family and friends.



Bedrooms & Bathrooms

The bedroom accommodation has been thoughtfully arranged to provide an excellent balance of privacy, comfort, and flexibility, making the property ideally suited to modern family life and multi-generational living.

A dedicated ground-floor bedroom wing comprises three generous double bedrooms, each enjoying attractive views across the back gardens. Two of the bedrooms benefit from their own ensuite facilities, creating comfortable and self-contained accommodation for family members, guests, or dependent relatives.

Occupying the first floor, the principal suite enjoys a particularly impressive setting beneath a vaulted ceiling with exposed timbers, reflecting the character and heritage of the original barn. Dual-aspect windows frame far-reaching views across the surrounding countryside, while the adjoining ensuite shower room further enhances the comfort and convenience of the accommodation.

Together, the bedrooms offer spacious and versatile accommodation, with a layout that lends itself equally well to growing families, visiting guests or those seeking the flexibility to accommodate multiple generations under one roof.



Garden & Outside area

Hill Farm Barn sits within approximately 3.9 acres of beautifully established grounds, offering a superb balance of formal gardens, productive vegetable/fruit growing space, and a paddock.

Approached via five-bar gates, a sweeping carriage driveway provides extensive parking and leads to a detached double garage with an adjoining studio/home office, ideally suited to remote working or creative pursuits.

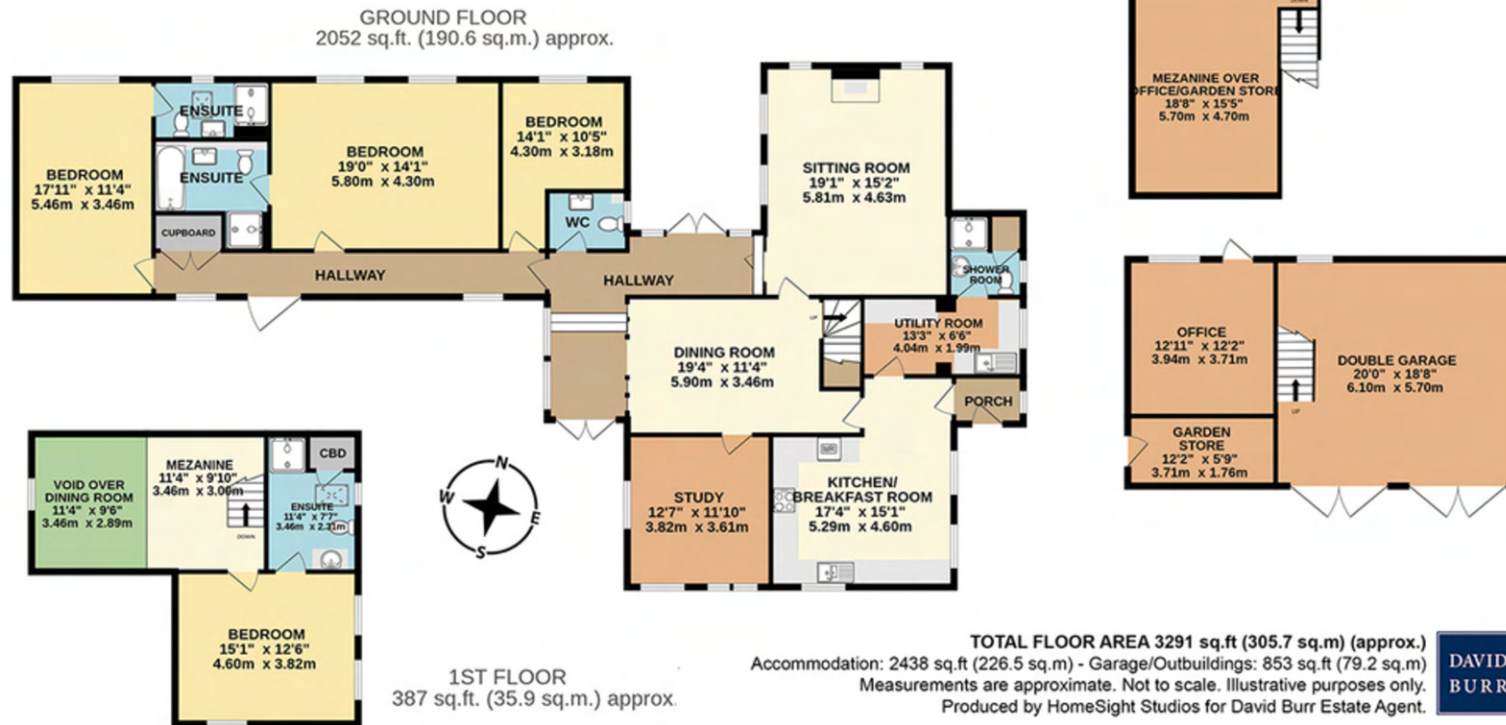
The gardens wrap around the property and include a charming walled courtyard, expansive lawns, mature trees, ornamental planting, and ponds, creating a highly attractive and well-structured outdoor setting. To the rear, a large lawned garden provides an excellent space for outdoor entertaining, recreation, and family life.

Beyond the gardens lies a substantial paddock, currently managed as a wildflower meadow to attract wildlife, offering further potential for equestrian, dog walking or livestock use. In addition, an enclosed kitchen garden with greenhouse, raised beds and a young orchard will appeal to keen gardeners and those seeking a more self-sufficient lifestyle.

All set beneath Suffolk's renowned big skies, the grounds offer a rich variety of spaces and seasonal interest, creating a strong connection to the surrounding countryside while still enjoying excellent everyday convenience - a combination that is increasingly rare to find.



Floorplan



Property information

Mid Suffolk District Council - G

EPC Rating: Not required

Tenure: Freehold

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Hill Farm Barn occupies an enviable position on the edge of Elmswell, one of Suffolk's most popular and well-connected villages. The village offers an excellent range of everyday amenities including a primary school, nursery, Co-op convenience store, butcher, pharmacy, veterinary practice, community pub, and cafe, whilst a doctor's surgery is located just a 5-minutes' drive away.

With direct rail connections from Elmswell station to Bury St Edmunds, Ipswich and Cambridge, onward links to London in around one hour twenty minutes via Stowmarket, and easy access to the A14 and Stansted Airport. The historic market town of Bury St Edmunds lies approximately nine miles to the west, a short drive away and offers a comprehensive range of shopping, educational, cultural, and recreational facilities, including the Abbey Gardens, Bury St Edmunds Cathedral, Theatre Royal, and an excellent selection of restaurants, bars and cafés.