



Ashfield Road

Elmswell | Bury St Edmunds | Suffolk | IP30 9HJ

FINE & COUNTRY
fineandcountry.com™

Honeysuckle Farm

A Charming Grade II listed thatched farmhouse of medieval origin, set in circa 1 acre of beautifully landscaped gardens.

Rich in character with fireplaces, beams and versatile accommodation, enjoying countryside views and a private setting, yet within easy reach of village amenities and rail links.





Step Inside

Honeysuckle Farm is a captivating Grade II listed thatched residence, believed to date in part from the medieval period, and brimming with charm, character and architectural interest. Formerly known as Dagwood Farmhouse, the property offers beautifully proportioned and versatile accommodation, seamlessly combining historic features with thoughtful modern enhancements.

From the moment you enter, the home reveals a wealth of period detail, including exposed beams, joists and studwork, alongside an array of impressive fireplaces that create a warm and inviting atmosphere throughout. The welcoming entrance hall sets the tone, leading through to a series of elegant reception rooms. The drawing room is particularly striking, enjoying delightful views across the gardens and centred around an attractive open fireplace, while the snug provides a more intimate retreat, complete with a substantial inglenook fireplace, Bressummer beam and intricate carvings.

The dining room offers a wonderful space for entertaining, full of character and charm, while the bespoke kitchen is fitted with handcrafted cabinetry, beech block work surfaces and a traditional Butler sink, perfectly balancing practicality with period style. A separate utility room and ground floor shower room add further convenience.

Upstairs, the accommodation continues to impress, with four well-proportioned bedrooms arranged across two staircases, enhancing both flexibility and the home's inherent charm. The principal bedroom features an open brick fireplace, original timber mullions and built-in storage, while the remaining bedrooms each enjoy their own unique character, with sloping ceilings and exposed timbers. A family bathroom and additional shower room complete the first floor.

Overall, the interior of Honeysuckle Farm offers a rare blend of historic elegance and comfortable living, creating a home that is both characterful and highly functional.





Step Outside

Set within approximately one acre of beautifully landscaped gardens (subject to survey), Honeysuckle Farm enjoys an exceptional private setting, well back from the road and surrounded by open countryside.

The gardens are a standout feature, with expansive lawns, mature trees, seasonal planting and thoughtfully designed spaces offering both sun and shade. A historic village moat runs along the eastern boundary, attracting wildlife and adding to the peaceful atmosphere.

With far-reaching rural views and a setting steeped in history—once linked to land owned by the monks of Bury St Edmunds Abbey—this is a rare opportunity to enjoy country living in a truly idyllic environment, while remaining close to the well-served village of Elmswell.



Location

Elmswell itself is a thriving Suffolk village, ideally positioned approximately eight miles east of the historic market town of Bury St Edmunds, five miles north-west of Stowmarket and within convenient reach of Ipswich and London. The village benefits from a railway station on the Ipswich to Ely line, along with excellent access to the A14, making it well connected for both commuting and leisure.

Elmswell offers a welcoming and vibrant community, with a range of local shops, pubs and amenities, as well as regular events such as the annual Elmswell Show. Surrounded by beautiful countryside, it provides an impressive balance of rural charm and modern convenience, making it a highly desirable place to call home.

Services

- Mains electric, water and drainage
- Gas central heating
- Council Tax Band F
- EPC - Exempt
- Freehold



Ground Floor



Floor 1

Approximate total area[®]

2229 ft²

207.3 m²

Reduced headroom

241 ft²

22.5 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. In ternal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Registered Address:- Chiltern House, 36 High Street, Brandon, IP27 0AQ.



Fine & Country
Tel: 01284 718822
burystedmunds@fineandcountry.com

