



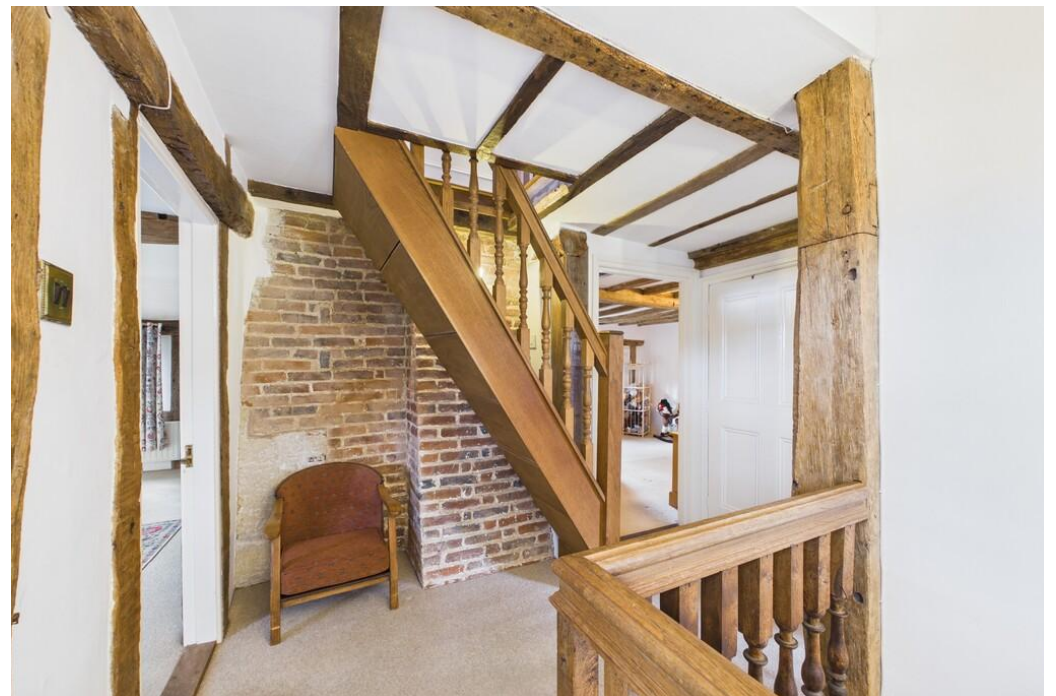
Dairy Farmhouse, Bury Road  
Bradfield St Clare | Bury St. Edmunds | IP30 0ED

 FINE & COUNTRY

# Dairy Farmhouse

Dairy Farmhouse is a substantial and highly individual Grade II listed period home, believed to date from the late 17th century and occupying a delightful position within the sought-after Suffolk village of Bradfield St Clare. Sympathetically restored and extended over the years, the property successfully combines historic character with practical modern living, retaining an abundance of original features including exposed timbers, impressive inglenook fireplaces and handcrafted oak joinery. Arranged over three floors, the accommodation offers flexibility for modern lifestyles, while outside the house is complemented by beautifully established gardens, useful outbuildings and far-reaching views across the surrounding countryside.





# Step Inside

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An oak entrance door opens into a welcoming reception hall with adjoining cloakroom and utility room, leading through to an inner hall where an attractive oak staircase immediately reflects the character and craftsmanship found throughout the home.

The principal reception rooms are rich in period charm, both centred around impressive inglenook fireplaces and complemented by exposed beams, studwork, oak-framed windows and traditional brick and pamment flooring. The sitting room provides an inviting space for relaxation, while the dining room is ideally suited to entertaining and family gatherings.

The well-appointed kitchen/breakfast room is fitted with a comprehensive range of cabinetry, granite work surfaces and integrated Bosch appliances, together with a matching breakfast table. An adjoining utility room provides additional storage and workspace.

On the first floor, a characterful landing with extensive storage serves two generous double bedrooms, both featuring exposed timbers and walk-in wardrobe facilities. The family bathroom is fitted with both a bath and separate shower enclosure.

A handcrafted oak staircase rises to the second floor, where two interconnected attic rooms provide highly versatile accommodation, currently arranged as a bedroom and home office, with useful eaves storage and attractive views across the surrounding countryside.





# Step Outside

Dairy Farmhouse enjoys mature gardens to the front, side and rear, with the grounds adjoining open farmland and surrounding countryside. A shingled entrance and five-bar gate lead to a brick-paved driveway providing ample parking and access to an attractive oak-framed cart lodge with mezzanine storage and an adjoining wood store.

The gardens are beautifully established, featuring areas of lawn, colourful borders, ornamental shrubs and mature trees including magnolia, silver birch and lilac, together with a variety of fruit trees. To the rear, a paved terrace provides an ideal setting for outdoor dining and entertaining, complemented by further planting, vegetable beds, a fig tree, grape vine and crab apple tree. A timber garden shed and substantial workshop/store complete the outside space.



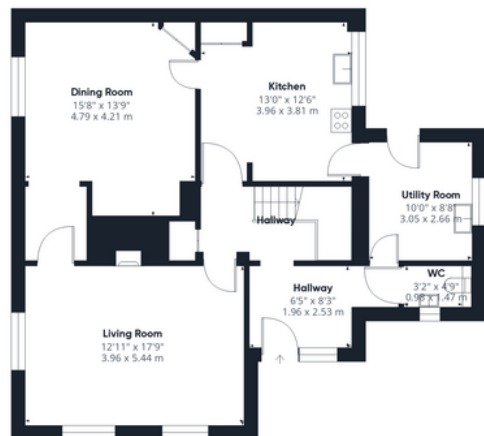
## Location

Bradfield St Clare is an attractive and well-established Suffolk village surrounded by gently rolling countryside, approximately six miles south-west of the historic market town of Bury St Edmunds. The village enjoys a strong sense of community centred around its historic church and active village hall, while a wider range of shopping, educational, healthcare and leisure facilities are readily available in nearby Bury St Edmunds.

The surrounding area is renowned for its picturesque countryside, with an extensive network of public footpaths, bridleways and quiet country lanes providing excellent opportunities for walking, cycling and horse riding. Nearby villages including Bradfield Combust, Bradfield St George, Cockfield, Felsham, Whepstead and Hesselsett further enhance the appeal of the location. For commuters, the village offers convenient access to the A14, providing connections to Ipswich, Cambridge, Newmarket and the wider road network. Rail services from Bury St Edmunds offer regular links to Cambridge, Ipswich and onward connections to London, making Dairy Farmhouse an ideal choice for those seeking a tranquil country lifestyle without sacrificing accessibility.

## SERVICES

- Mains Water & Electricity are Connected
- Private Water Treatment Plant
- Oil Fired Central Heating
- Council Tax Band – E
- Energy Rating (EPC) – E
- Freehold



Floor 0



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

1824 ft<sup>2</sup>

169.6 m<sup>2</sup>

Reduced headroom

68 ft<sup>2</sup>

6.3 m<sup>2</sup>

(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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 71 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 43 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

arla | propertymark

PROTECTED



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. Internal 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: - The Stables, Summer Road, Walsham-Le-Willows IP31 3AJ. Company Registration No: 09559009

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Fine & Country  
Tel: 01284 718822  
[burystedmunds@fineandcountry.com](mailto:burystedmunds@fineandcountry.com)

