



# BROOK FARM

Bildeston | Suffolk



Chapman Sticks

# BROOK FARM, 7 HIGH STREET, BILDESTON, SUFFOLK IP7 7EX

Hadleigh – 5 miles

Ipswich – 14 miles

Bury St Edmunds – 15 miles

- Entrance porch / boot room • Reception hall •
  - Sitting room • Dining room • Kitchen •
- Four bedrooms (one with ensuite) • Family bathroom •
  - West facing garden • Off road parking •

## The Property

CHAIN FREE – Brook Farm is a charming Grade II listed village house boasting a wealth of period features, located close to the heart of Bildeston, and forms part of an attractive street scene of similar period properties.

An entrance porch provides access to a welcoming reception hall with attractive exposed brickwork and timbers with a stripped wooden floor. The adjacent sitting room is an impressive room with high ceilings, stripped wood floor and a fireplace with inset log burner. A door leads through to a downstairs double bedroom with en-suite wet room, ideal for multi-generational living. Further accommodation offers a study, a spacious dining room, and a fully fitted kitchen with base level units combined with solid wood worktops. Plumbing for washing machine and tumble dryer are provided, and a Leisure Cuisine Master 5 ring gas hob and double electric oven.

On the first floor, a landing provides access to a further three double bedrooms with bedrooms two and three offering built in wardrobes. There is a fully tiled family bathroom to one end of the landing, and a separate WC at the other.

Outside to the rear of the house lies a fully enclosed, landscaped garden with ample off road parking to the side.

**AGENTS NOTE:** Planning permission has been granted for the erection of a single storey extension to the rear of the house. Ref:DC/24/03631.

## A STUNNING GRADE II LISTED HOUSE IN A SOUGHT-AFTER VILLAGE LOCATION WITH PLANNING PERMISSION TO EXTEND



### Location

Bildeston is a popular mid-Suffolk village approximately 5 miles from the market town of Hadleigh. The village is well served by a thriving Post Office/General Stores, Doctor's Surgery, Primary School, the acclaimed Bildeston Crown, pubs, and the nearby Hollow Trees Farm Shop.

### Services

We understand mains water, drainage and electricity are connected. The gas hob is powered by bottled Calor gas.

### Local Authority and Council Tax

Babergh with Mid Suffolk District Council  
Band E (2026)



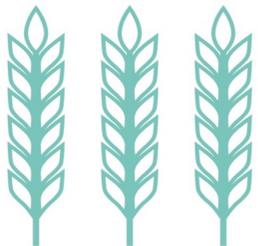
# 7 High Street, Bildeston, Suffolk, IP7 7EX

Approximate Floor Area

Main House - 1759 sq. ft / 163.42 sq. m



Illustration for identification purposes only, measurements approximate, not to scale. Copyright



## Chapman Stickels

The Corn Exchange,  
Market Place,  
Hadleigh,  
Suffolk,  
IP7 5DN

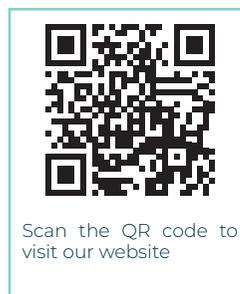
info@chapmanstickels.co.uk  
www.chapmanstickels.co.uk

01473 372 372

## All enquiries:

**Benedict Stickels**  
ben@chapmanstickels.co.uk

**Cleo Shiel**  
cleo@chapmanstickels.co.uk



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