



**Old Farm House,
Horsecroft, Bury St. Edmunds, Suffolk.**

**DAVID
BURR**



OLD FARM HOUSE, HORSECROFT, BURY ST. EDMUNDS, SUFFOLK.

A splendid Grade II Listed period house with 17th-century origins, together with a substantial barn, versatile studio/home office, extensive parking and beautifully established gardens. The house is a particularly interesting and individual Grade II Listed Suffolk property, believed to have been remodelled during the Victorian period by a prominent baronet. The house retains a wealth of character and architectural detail, including attractive gabled windows, traditional Suffolk flintwork, exposed timbers, period fireplaces and parquet flooring. The central room is understood to have formerly been the dairy, while other parts of the house such as the bannisters are understood to have originated from Hardwick House. These, together with the numerous other period details found throughout the property, give it a warmth and individuality that is difficult to replicate.

The accommodation is unusually flexible for a property of this era and can currently be utilised as two dwellings or as one large family home. The property offers generous and adaptable living space, with the potential to create a superb home tailored to individual requirements. Whilst the house and outbuildings would benefit from a degree of updating, this also provides an opportunity to enhance and modernise the property whilst retaining its wealth of original character.

A splendid Grade II Listed period house with a substantial barn, extensive parking and offering potential to be used as 1 or 2 dwellings. In all about 0.64 acres.

Arched solid oak door with pretty window opening to:-

ENTRANCE HALL: With fitted barrier matting, parquet flooring and opening to:-

Inner Hall: With a staircase off, parquet flooring, understairs cupboard and doors to:-

DRAWING ROOM: Enjoying a lovely view over the garden with fields beyond. Exposed ceiling timbers, open fireplace with red brick and an inset Villager log burning stove on a pamment tiled hearth with high arched log store to side.

DINING/PLAY ROOM: Enjoying views over the rear garden.

FAMILY/SITTING ROOM: A large L-shaped room, full of character with a fully beamed ceiling, parquet flooring, pretty windows and fireplace with an inset log burning stove on a brick hearth. French style door opening to the rear garden. Further door to:-

KITCHEN/BREAKFAST ROOM: A lovely light room divided into 2 distinct areas with the breakfast area having a large bay window which in turn provides views over the garden. The kitchen area enjoys views over the front garden and has been finished with an extensive range of wood units and solid wood worktops that incorporate a single drainer sink unit with mixer tap over. Deep pan drawer, plumbing for washing machine, integrated double oven with warming drawer, fridge and induction hob with fitted extractor hood over. Door to:-

UTILITY/PANTRY: A particularly useful space utilised as a pantry/boot room/utility – with plumbing for a washing machine, large Belfast sink unit with drainer to side.

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(Kitchen 2: Currently an empty shell within the rear part of the accommodation if utilised as a separate cottage).

CLOAKROOM: Pretty wall of exposed flint, WC and wash hand basin.

First Floor

LANDING: 26'7"

BEDROOM 1: Enjoying field views and finished with 2 sets of built-in double wardrobes.

BEDROOM 2: Built-in double wardrobe with storage above.

BEDROOM 3: Enjoying views over the rear garden. Built-in double wardrobe and further double shelved storage cupboard.

BEDROOM 4: With views over the rear garden.

BEDROOM 5: Enjoying views over the garden.

BATHROOM: Bath, separate shower, WC and wash hand basin.

FAMILY BATHROOM: Deep double ended bath, fully tiled shower cubicle, heated towel rail, WC and wash hand basin with storage below.

Outside

To the front of the property is a brick-pillared entrance and drive providing ample **OFF-ROAD PARKING**. A useful access is to the side of the property, shared with a local landowner, providing access to extensive **PARKING** for several vehicles and the additional buildings.

BARN: A substantial timber-framed barn with considerable character and potential. Whilst requiring investment, the building offers a wealth of possibilities, subject to the necessary planning permissions, including use as a party barn, entertaining space, business premises, workshop or ancillary accommodation.

There is access on both sides of the barn, with the main opening measuring approximately 12ft x 12ft. Two further timber buildings are attached to the barn, one of which is used as a **WORKSHOP**: Measuring approximately 26ft x 15ft.

STUDIO / HOME OFFICE: A particularly charming and versatile enclosed room with a brick floor, part-weatherboarded and flint elevations and a central log-burning stove, together with radiators, kitchenette area and shower room. This useful additional space would lend itself particularly well to an artist's studio, home office or dedicated work-from-home environment, whilst also offering potential for other uses subject to any necessary consents.

The **FORMAL GARDENS** to both front and rear are a testament to the current owners' attention to detail, with a central lavender-bordered pathway, large expanses of lawn, colourful flower beds, climbing wisterias and specimen trees.

The rear garden continues the feeling of privacy and tranquillity, with a large open expanse of lawn and a small orchard. The gardens provide an exceptionally peaceful setting, whilst complimenting the property's rural character.

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LIFESTYLE & LOCATION

Old Farm House enjoys the rare combination of a peaceful rural setting with excellent access to the amenities and transport links of Bury St Edmunds and the surrounding area.

The cathedral town of Bury St Edmunds lies at the heart of West Suffolk and is renowned for its historic Abbey Gardens and attractive town centre, whilst offering an extensive range of shopping, dining, leisure and cultural facilities. The A14 provides excellent road connections towards Cambridge, Newmarket, Ipswich and the East Coast, with London accessible via the M11. Rail services from Bury St Edmunds provide connections towards Cambridge, Norwich and Ipswich, with onward services to London, whilst Stowmarket provides an additional commuter rail connection.

The surrounding area also offers a good choice of schooling, including independent and private schools together with highly regarded local schools.

In all about 0.64 acres.

AGENTS NOTES: Along with a number of neighbouring properties the water bill is paid directly to a neighbouring land-owner. For further information please contact the agent.

We understand that the current private drainage system may not be compliant with current regulations and potential purchasers should be aware of this at the outset.

SERVICES: Main water and electricity are connected. Private drainage. Oil fired heating. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council: 01284 763233.

Council Tax Band: E - £2,670.40 – 2025/26.

EPC RATING: D.

PROPERTY POSTCODE: IP29 5NY

TENURE: Freehold.

CONSTRUCTION TYPE: Brick and timber.

COMMUNICATION SERVICES: Broadband Speed: Up to 1800 Mbps (source Ofcom).

Mobile Coverage: Vodafone and EE – good outdoor. (source Ofcom).

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

WHAT3WORDS: ///slightly.flats.stretcher.

VIEWING: Strictly by prior appointment only through DAVID BURR Bury St. Edmunds 01284 725525.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

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Horsecroft, Bury St. Edmunds, IP29

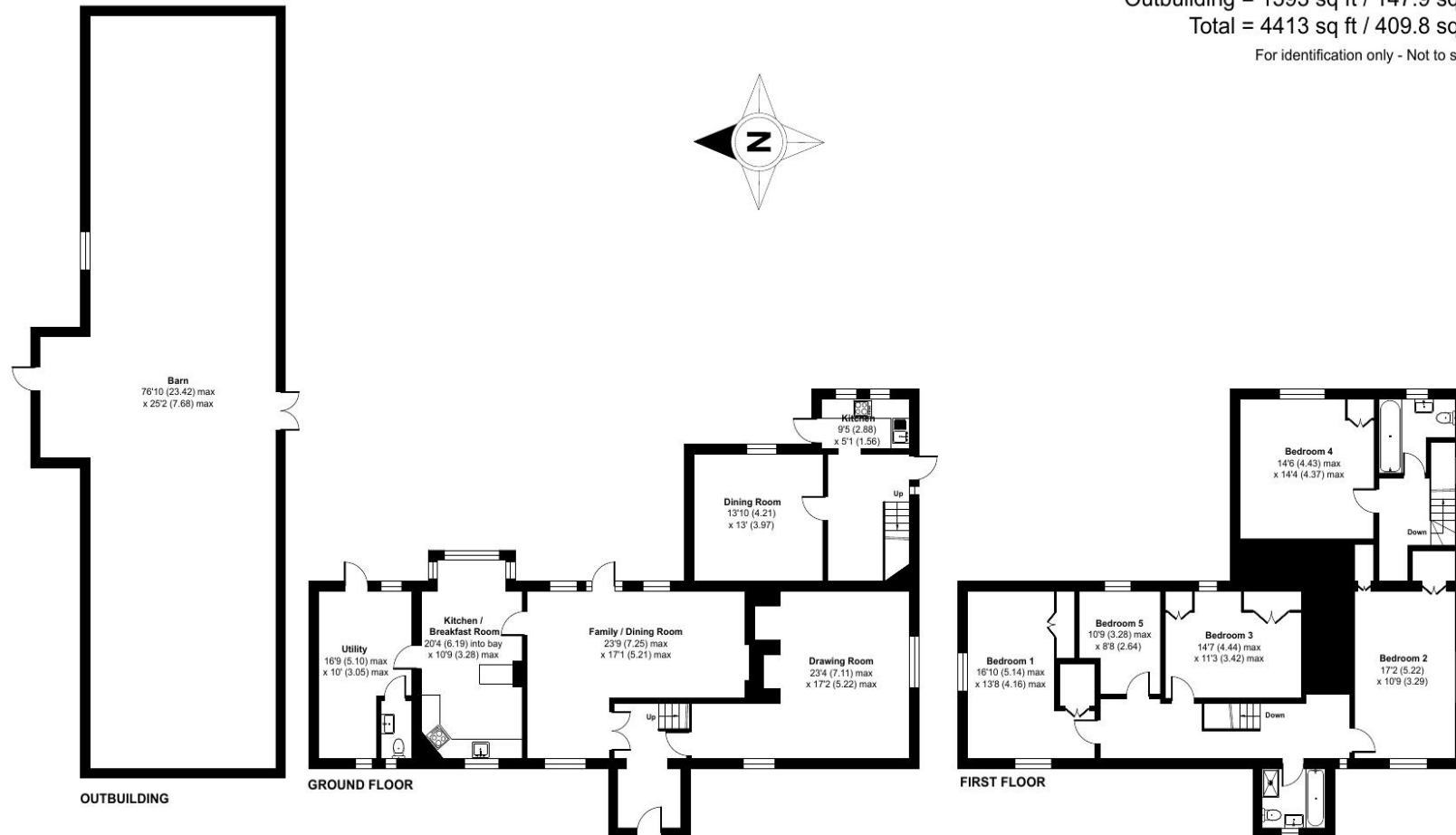
Approximate Area = 2141 sq ft / 198.9 sq m

Annexe = 679 sq ft / 63 sq m

Outbuilding = 1593 sq ft / 147.9 sq m

Total = 4413 sq ft / 409.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for David Burr Ltd. REF: 1441362

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Newmarket 01638 669035 Long Melford 01787 883144 London 020 78390888 Linton & Villages 01440 784346

