



**Nine Elms Farmhouse,
Ringshall, Suffolk.**

**DAVID
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Nine Elms Farmhouse , Ringshall, IP14 2LY.

An exceptional Grade II listed 17th century farmhouse, beautifully combining historic character with refined contemporary living. The original thatched house, rich in period detail, has been thoughtfully enhanced by an architect designed substantial L-shaped extension, completed in 2000, which seamlessly complements the heritage of the property while significantly increasing its scale and versatility. Extending to over 3,600 sq ft, the house offers a rare balance of charm and practicality, with elegant reception spaces, a superb open-plan kitchen at its heart, and flexible bedroom accommodation. In addition, a separate barn conversion provides a fully self-contained annexe, creating an outstanding opportunity for multi-generational living, guest accommodation or home working, all set within mature grounds approaching one acre and enjoying uninterrupted views across open countryside.

Nine Elms Farmhouse sits between the villages of Battisford and Ringshall amidst rolling countryside, surrounded by picturesque villages and historic towns. It is under a mile to the local community pub and bus services. Nearby Lavenham (9 miles) is celebrated as one of England's best-preserved medieval villages. The market town of Stowmarket (4.8 miles) provides a wide range of amenities, including shops, cafés, schools, and leisure facilities. Stowmarket railway station provides direct mainline services to London Liverpool Street (1h 20mins), making this location particularly appealing for commuters.

A superb Grade II Listed detached part thatched farmhouse offering extensive accommodation of over 4500 sq ft, together with a detached annexe, in all set within grounds of approximately one acre.

Key Features

- Grade II listed 17th century farmhouse with sympathetic modern extension
- Over 4500 sq ft of beautifully presented accommodation
- Five bedrooms in total, with potential for up to seven across house and annexe
- Elegant dual-aspect sitting room with striking inglenook fireplace
- Characterful snug with wood-burning stove
- Additional reception rooms offering flexibility for study, studio or family use
- Impressive open-plan kitchen with handcrafted cabinetry, stone island, four-oven AGA and double Belfast sink
- Principal suite within the extension with en suite bathroom and dressing room (potential additional bedroom)
- Three further bedrooms and family bathroom within the original house
- Attic room providing additional adaptable space
- Wealth of original features including exposed beams, fireplaces and historic detailing

- Significant recent modernizing upgrades to infrastructure
- EV charging point.
- Good ceiling heights and good light throughout the property

Annexe

A beautifully converted black weatherboarded barn, completed in 2020, provides a stylish and fully self-contained annexe of approximately 882 sq ft. Designed with both comfort and flexibility in mind, the accommodation includes open-plan living space, two bedrooms, a shower room, and a dedicated home gym with bespoke gym floor and mirrored walls. Ideal for guests, extended family or independent working, the annexe is further complemented by a double garage.

Outside

The property occupies a wonderfully private plot of approximately one acre, framed by mature trees and enjoying far-reaching views across surrounding

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farmland. The gardens are predominantly laid to lawn, softened by well-established borders that provide year-round interest and colour.

Terraces extend from the rear of the house and garden room, creating superb spaces for outdoor dining and entertaining, while beech hedging discreetly screens practical areas including log storage and a potting shed. The overall setting offers a rare sense of seclusion, whilst remaining highly accessible.

SERVICES: Mains water, electricity, drainage and Oil-fired heating.

NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: Mid Suffolk District Council

COUNCIL TAX: Band G

EPC RATING: Not applicable.

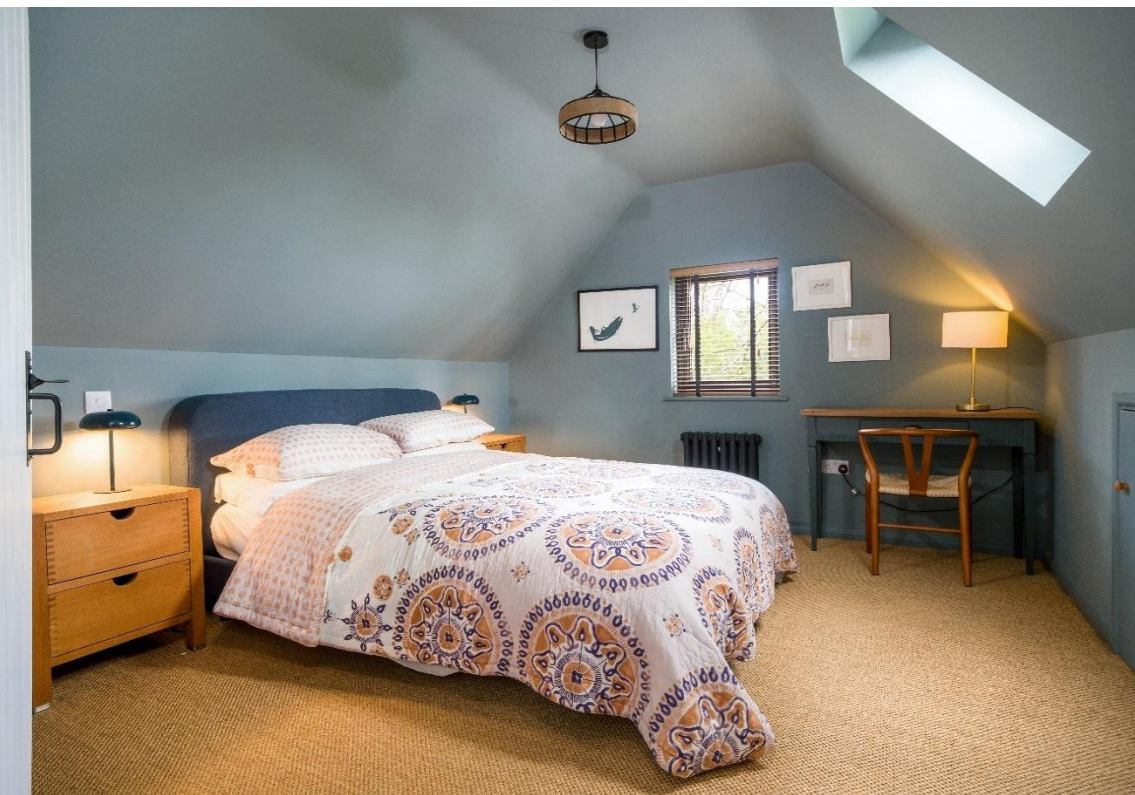
BROADBAND AND MOBILE: Please see our website and Ofcom.org.uk for further details

VIEWING: Strictly by prior appointment only through DAVID BURR
Woolpit office 01359 245245

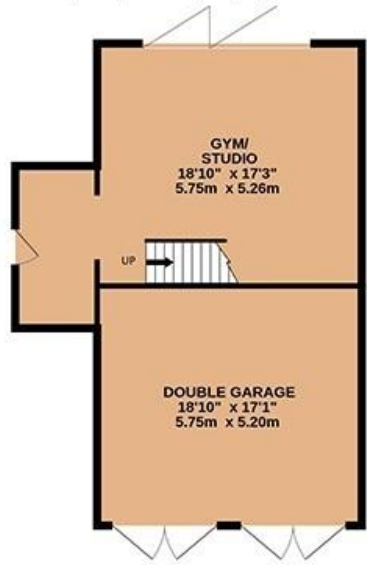
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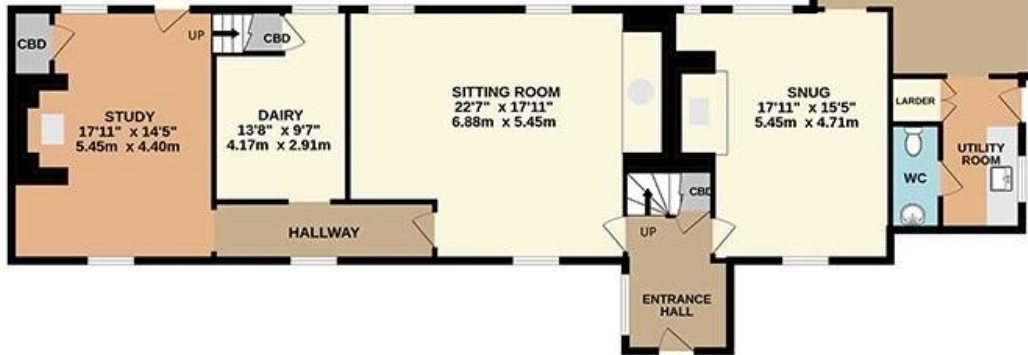
GROUND FLOOR
715 sq.ft. (66.4 sq.m.) approx.



ANNEXE FIRST FLOOR
476 sq.ft. (44.2 sq.m.) approx.



GROUND FLOOR
1912 sq.ft. (177.7 sq.m.) approx.



TOTAL FLOOR AREA (approx.)

Main Accommodation: 3,651 sq.ft (339 sq.m.) -

Annexe : 882 sq.ft. (81.9 sq.m.)

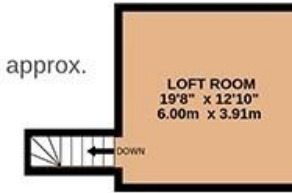
Double Garage: 309 sq.ft. (28.7 sq.m.)

Measurements are approximate. Not to scale. Illustrative purposes only.

Produced by HomeSight Studios for David Burr Estate Agent.



2ND FLOOR
188 sq.ft. (17.4 sq.m.) approx.



1ST FLOOR
1551 sq.ft. (144.1 sq.m.) approx.



