



Farnley Warren

Badwell Ash | Bury St. Edmunds | Suffolk | IP31 3DP

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Farnley Warren

A substantial and beautifully presented Suffolk home offering versatile family living, two superb annexes, generous landscaped gardens and extensive parking, all set in the heart of Badwell Ash with excellent local amenities and easy access to nearby towns.



* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



Step Inside

Set discreetly behind mature gardens and approached via its own private driveway, Farnley Warren reveals itself as a substantial and beautifully arranged home of exceptional versatility. A welcoming entrance porch opens into the broad reception hallway, from which the principal living spaces unfold with a sense of light, comfort and coherence. The dual-aspect lounge forms an early highlight, its wood-burning stove set within a handsome brick fireplace, complemented by warm flooring and views to the front, rear and side. Double doors lead naturally into the well appointed kitchen/breakfast room, where Quartz work surfaces, a central island, and plentiful storage create an inviting heart to the home. Windows to both elevations flood the space with light, while a side hallway offers further access and a second cloakroom.

For more formal occasions, the elegant dining room opens directly onto the rear terrace through French doors, while a remarkable additional reception room—originally a full-size games room—provides an exceptional space for entertaining, a studio, or a large family room. Its engineered oak flooring, triple aspect windows and French doors give the room both scale and charm. A well-appointed utility room completes the ground floor of the main residence, offering excellent storage and direct access to the terraces outside.

Upstairs, the first floor unfolds across a generous landing. The principal bedroom enjoys double-aspect windows, fitted wardrobes, and an en-suite shower room with rain shower. Two further double bedrooms offer fitted storage and pleasant views, one benefitting from its own en-suite, while the family bathroom provides a bath with overhead shower. A versatile landing room, eaves storage and a side landing emphasise the sense of space and adaptability throughout.

This significant home also incorporates two superb annexes. The attached annexe, arranged over two floors, provides an excellent self-contained environment with its own entrance, cloakroom, a modern kitchen/dining area, and a bright sitting room. Upstairs, a well-proportioned bedroom leads to an attractive dressing area and bathroom, with an internal connecting door offering seamless integration with the main residence when desired. A separate detached single-storey annexe bungalow provides stylish open-plan living with a modern kitchen, two bedrooms and a contemporary shower room—ideal for visiting family, independent living or a valuable income opportunity via private or holiday letting.





Step Outside

The house is approached through an electric wrought-iron gate that opens onto an expansive resin-finished driveway offering generous parking. This leads to a beautifully crafted double bay cart lodge, accompanied by two workshop spaces and an additional store.

The gardens are an exceptional feature of Farnley Warren. To the front, mature planting and established trees provide privacy and seasonal colour. At the side, a paved terrace serves the attached annexe, while the detached bungalow annexe enjoys its own enclosed garden framed by a picket fence.

The rear garden has been thoughtfully landscaped to create a series of inviting outdoor spaces, including broad paved terraces ideal for dining, lawns, raised beds filled with shrubs and perennials, and a charming pergola as well as a covered barbecue area—perfect for summer entertaining. A substantial timber store/workshop further enhances the property's practicality.



Location

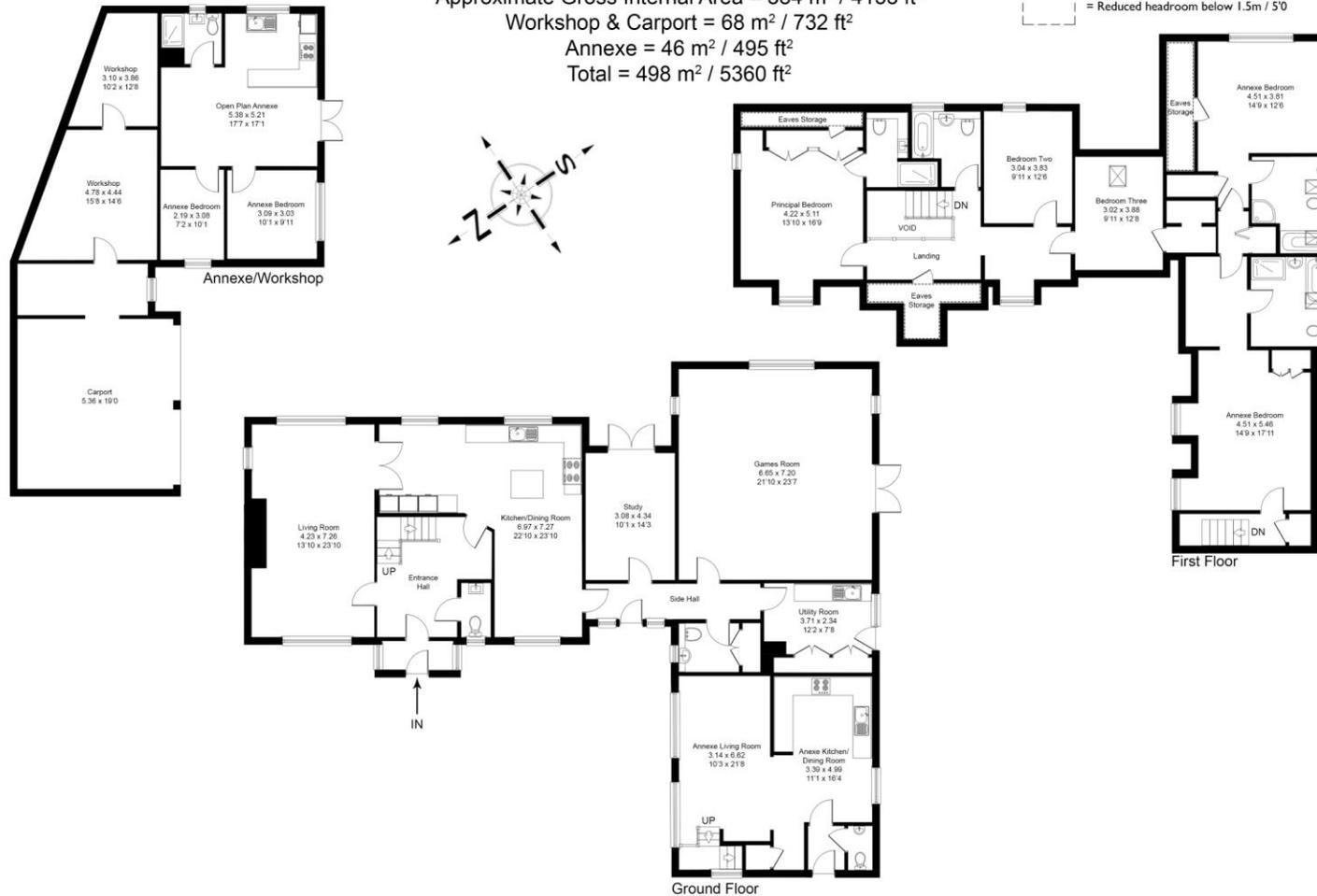
Farnley Warren occupies a prime position at the heart of Badwell Ash, one of Suffolk's most characterful and well-served villages. Within a short stroll you will find a well-stocked shop, popular takeaways, a church, village hall, play area, and the renowned White Horse Inn, highly regarded for its excellent food and warm hospitality.

The historic market town of Bury St Edmunds, just 12 miles away, offers an outstanding range of amenities including boutique shopping, award-winning restaurants, cinemas, theatres, The Apex concert venue, and the magnificent St Edmundsbury Cathedral. The beautifully maintained Abbey Gardens provide further charm and tranquillity within this celebrated Suffolk town.

For commuters, Stowmarket lies approximately 9 miles away and provides a mainline rail service to London Liverpool Street, while the surrounding countryside offers peaceful walks, scenic lanes and the timeless beauty for which the region is known.

Badwell Ash IP31 3DP
 Approximate Gross Internal Area = 384 m² / 4133 ft²
 Workshop & Carport = 68 m² / 732 ft²
 Annexe = 46 m² / 495 ft²
 Total = 498 m² / 5360 ft²

--- = Reduced headroom below 1.5m / 5'0"



This plan is for layout guidance only. Not drawn to scale unless stated. Windows, door openings and all measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. Francis Ambler Photography © 2022

Services

- Mains Water and Electricity are connected.
- Mains Drainage.
- Oil fired central heating.
- Solar Voltaic Panels
- Electric car charging Point.
- The Cottage at Farnley Warren (Annexe Bungalow) – has Electric Panel Radiators.
- EPC for Farnley Warren– C
- EPC for The Cottage - TBC
- Council Tax Bands for Farnley Warren – Band F
- Council Tax Band for The Cottage at Farnley Warren (Annexe Bungalow) - Band A
- FREEHOLD

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	79 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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 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:- Chiltern House, 36 High Street, Brandon, IP27 0AQ.



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