



**Smallwood Farmhouse,  
Bradfield St. George, Suffolk.**

**DAVID  
BURR**



Smallwood Green is a quaint rural hamlet within easy reach of Felsham. The delightful village of Felsham benefits from a village store/post office, public house, church and village hall. The well-regarded private school Old Buckenham Hall is located about 3 miles away in Brettenham. The property is located about 9 miles from the Cathedral town of Bury St Edmunds with an excellent range of schooling, shopping, recreational and cultural facilities. The nearest train station is at Stowmarket (approximately 9 miles) with a direct line to London Liverpool Street.

Dating from the 16<sup>th</sup> Century, this charming and characterful timber-framed thatched farmhouse contains multiple period features including open fireplaces, exposed timbers, mullion windows and brick floors. The main house is set well back from the road on a quiet country lane. It is surrounded by open countryside and benefits from far reaching rural views. Other notable features are the delightful formal gardens, as well as a substantial Tithe Barn. **In all about 1.4 acres.**

## **An exquisite Grade II Listed thatched farmhouse and Tithe Barn with an abundance of period features set amidst enchanting grounds in a delightful rural location.**

### **The Farmhouse**

**RECEPTION HALL:** A welcoming entrance with stairs to first floor, exposed timbers, brick flooring, impressive feature fireplace on a tiled hearth with oak bressummer over, door to rear and doors to:-

**SITTING ROOM:** A light and airy room with double aspect windows to the front and rear, exposed beams, door to understairs cupboard, feature fireplace with brick hearth and wooden mantle over, built in shelving cabinet. The room also showcases central open stud work, conveniently separating the room into two defined areas.

**DINING ROOM:** With double aspect windows to either side, secondary staircase rising to the first floor, oak flooring, exposed beams, feature fireplace with inset 'Ecco Stove' log burner on a brick hearth with oak bressummer over, built in shelving cabinet and door to:

**REAR HALL:** Door to side, handcrafted bespoke coat cupboard and doors to:

**AGA KITCHEN/BREAKFAST ROOM:** Fitted with a matching range of bespoke Shaker style handcrafted base units with worktops over and inset with sink and drainer. Glass fronted dresser unit and thoughtfully designed larder cupboard, electric **AGA**, dishwasher, and integral under counter fridge. Exposed timbers, triple aspect windows to both sides as well as the rear, most notably a mullion window.

**UTILITY ROOM:** Window to side aspect, fitted with bespoke Shaker styler handcrafted cupboards and base units inset with butler sink. Space for washing machine and free-standing fridge freezer. Water softener. Door to:

**CLOAKROOM:** White suite comprising WC, wash basin with useful storage cupboard below and window to side aspect.

**STUDY:** Conveniently placed just off the Reception Hall, benefitting from views of the garden and grounds. This room incorporates a built-in desk unit, built-in shelving and window to side aspect.

## First Floor

**LANDING:** Window to front aspect, exposed beams, built-in bookcases and doors to:

**PRINCIPAL BEDROOM SUITE:** A magnificent double room with window to front aspect, Tudor fireplace, built-in shelving and storage cupboards. Door to **Walk in wardrobe** with hanging space and door to:

**ENSUITE:** A white suite comprising WC, wash basin set into a vanity unit with storage under, panelled bath, built in wardrobe cupboards, airing cupboard and access to loft, wood flooring, heated towel rail and window to side aspect.

**BEDROOM 2:** Another double room with exposed beams and feature brick chimney breast, window to front aspect and built in wardrobe cupboards.

**FAMILY BATHROOM 1:** A white suite comprising WC, wash basin set into a vanity unit with storage under, shower with glass door, exposed beams and window to rear aspect.

A secondary staircase rising from the ground floor leads to a landing at the other end of the house, which in brief comprises:-

**LANDING:** With windows to side aspect, oak flooring, door to airing cupboard housing the hot water cylinder, exposed beams and door to:

**BEDROOM 3:** A double room with impressive vaulted ceiling, windows to rear aspect, and space for freestanding storage.

**BEDROOM 4/DRESSING ROOM:** With window to side aspect, overlooking the garden.

**FAMILY BATHROOM 2:** A white suite comprising WC, wash basin, panelled bath, heated towel rail, exposed brickwork and window to side aspect.

## Second Floor

Accessed from the first-floor landing.

**STUDIO/BEDROOM 6:** Window to front aspect, exposed beams and painted chimney breast with door to:

**BEDROOM 5:** A double bedroom with vaulted ceiling and exposed red brick chimney breast. Window to side aspect with views over the garden and countryside beyond, and door to storage cupboard.

## Outside

Smallwood Farmhouse is set well back from the road on this quiet country lane and is accessed over a private gravel drive providing off-road parking for several vehicles and giving access to the detached timber **TITHE BARN** with vehicular access doors to the road side and personnel access from the garden. The Tithe Barn may be ripe for a number of uses including conversion to an additional residential dwelling subject to obtaining the relevant permissions. The main house sits behind the idyllic and attractive natural pond to the front of the plot, behind both of which are charming and well-maintained grounds, with an abundance of established planting and lawned areas. Other features include a kitchen garden, an ancient meadow, mini-orchard and an enclosed courtyard. There is also a sun terrace abutting the rear of the property. A stream naturally meanders through the grounds. The garden provides a haven for wildlife and the current owners open the gardens annually for charity under the National Garden Scheme.

**In all about 1.4 acres.**

## AGENTS NOTES

A self-contained one-bedroom **STABLE BARN**, currently operated as a successful holiday let, is available for purchase by separate negotiation. This is entirely separate from the principal residence with its own access and metered services derived from Smallwood Farmhouse.

It is understood that the vendors of the property have previously obtained planning permission for a kitchen extension (now lapsed) – further information may be obtained from the selling agent.

The Tithe Barn has 24 solar panels on the roof.

**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: G: £3,627.58 – 2025/26.

**EPC RATING:** Not required due to listed status.

**BROADBAND SPEED:** Up to 1 Mbps (source Ofcom).

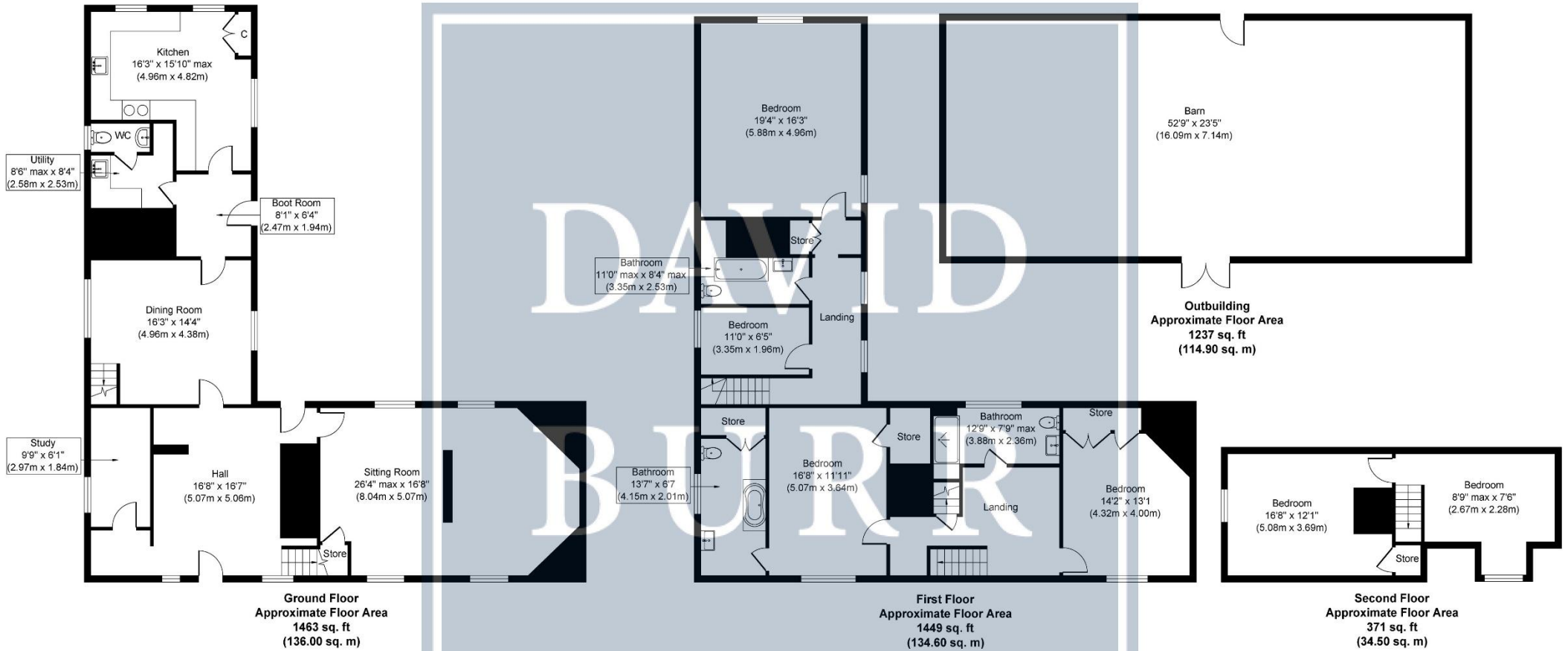
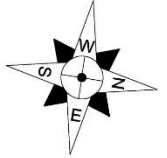
**MOBILE COVERAGE:** EE, 02 and Vodafone – good outdoor (source Ofcom). **NOTE:** David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

**WHAT3WORDS:** ///photocopy.jaws.handwriting.

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

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