



Potash Farm  
The Street | Brundish | Suffolk | IP13 8BL

# SOMETHING FOR EVERYONE



This beautifully presented Grade 2 listed home with four other accommodation offerings all set in 5.8 acres (stms) of landscaped park land offers the absolute pinnacle of countryside living. The unusually flexible site offers sizeable accommodation and substantial grounds revealing ample space for friends and family to visit, or live, or an equestrian haven, or the opportunity for lifestyle income from holiday lets - this place has it all and the choice is yours.







# KEY FEATURES

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- A wonderfully presented Grade II listed property
- A separate one-bedroom annexe
- Picturesque location totalling approximately 5.8 acres
- An established and popular holiday/retreat business
- Three large fully equipped barns for holiday lets
- A large studio barn with treatment room
- Potential for equestrian use
- All kitchens, bathroom and electrics renewed two years ago
- A fantastic opportunity for business or multi-generational living
- Chain Free

There is something enchanting about waking in a chocolate box thatched historic home hearing nothing but possibly the resident woodpeckers and looking out across acres of park land. This stunning Grade 2 listed farmhouse dates back to the 1600's and oozes charm from every angle. Life here is about enjoying the tranquil atmosphere and being able to share it with both friends and family or allowing visitors to soak up the Suffolk scene. This is what drew the current owners here – the setting, the atmosphere, the unique feeling of peace.

## Step Inside

The main house, a beautiful, thatched Grade 2 listed home, has been lovingly restored to allow contemporary living whilst retaining the integrity of this home, and is named after the original Pot Ash where fertilizer originated from. From the entrance hall you are taken into a stunning large bright sitting room with patio doors to the garden to catch the first morning sun and gas fired wood burner effect heater for cosy winter nights in. The kitchen come dining room is accessed from the hall and boasts a stunning aga as well as a contemporary kitchen with huge range plus plenty of space for a large dining table. This is the perfect setting for family suppers. The cosy dual aspect snug and expansive ground floor bathroom complete the downstairs. Two separate staircases allow access to the first floor with the master suite encompassing a large bedroom with weathered beams that could tell a tale of times gone by, a stylish dressing room and modern ensuite with walk in shower. The other staircase leads to two large bedrooms offering privacy for guest to stay. The annexe just a few steps from the main farmhouse is again open plan and contemporary with a firm nod to the character held within the walls – beautiful laminate flooring, latch doors and its own modern kitchen, bathroom and bedrooms and heated throughout with underfloor heating - another surprisingly light and airy offering considering the age of this home.









# KEY FEATURES

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## Impressive Home Away From Home

As soon as you spy the grounds here you are enveloped in a sense of space and tranquillity – the current owners cleared and landscaped the land, opening it out and adding beautifully kept lawns and estate fencing to give the feeling of country estate land. The kitchens and bathrooms have all been replaced but always staying true to the history of the building blending modern convenience and practicality with ancient weathered beams and stone floors. Together with the extra four charming offerings of accommodation plus the Studio Barn, Christmas has been a festivity like no other. The owner decorated each home with its own Christmas tree to welcome the family en masse to celebrate and with so much space to relax in everyone has the perfect Christmas.

## The Cart Lodge

The single storey Cart Lodge has been restored to a very high standard with a fabulous fireplace and cosy log burner, a well-equipped open plan kitchen / family room with LPG gas cooker and with gorgeous flooring. Two bedrooms are served by a fabulous bathroom with deep tub and separate walk-in shower and is ideal for people wanting easy accessible living.

## The Hall

Just brimming with character, The Hall comprises of two separate wings one with open plan kitchen/living areas, bathroom and two bedrooms and linked by an impressive vaulted great hall. With a tasteful tiled floor downstairs and huge stone slabs in the main vaulted hall, there are wonderful super wide oak floor boards throughout the upstairs. The Hall also has stud work, picture windows and patio doors leading to the terrace and side gardens this venue could be used as one or split into two.

## Studio Barn

Here you take in a ground floor light contemporary function room for meetings, artists, fitness classes, and a first-floor yoga/Pilates studio, which has a panoramic view over the surrounding countryside. This provides the perfect place to just "be" and drink in tranquillity. The spacious treatment room, rest area, and cloakroom complete the hireable space. However additionally the other side of the barn houses an expansive double doored workshop, garage and a single stable which can also be accessed via a stable door on the other side of the building. Two fully insulated (roof & underfloor) wooden cabins are totally portable, (on steel skids and new in 2023) and currently sited in the manicured gardens could make a great home office, playhouse or again be further developed to offer simple glamping style accommodation.













Potash Farm









The Annexe









The Hall









The Hall







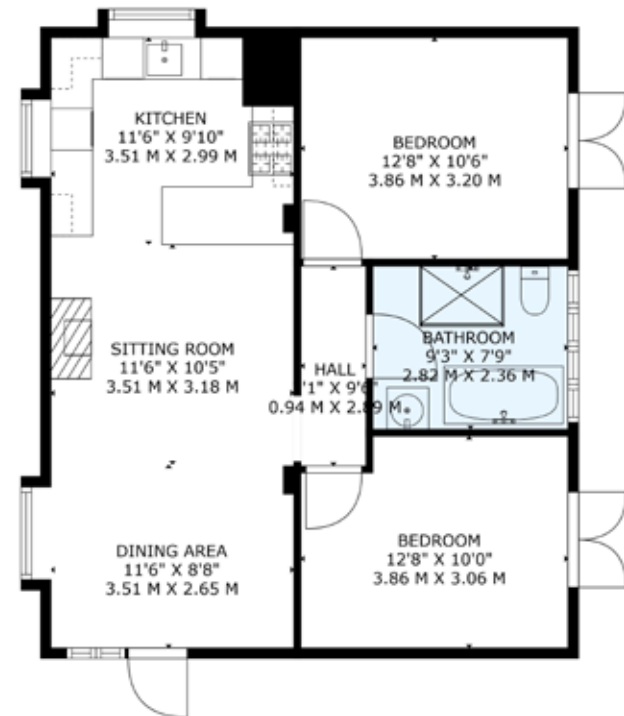


The Barn









**TOTAL: 710 sq. ft, 66 m<sup>2</sup>**  
**FLOOR 1: 710 sq. ft, 66 m<sup>2</sup>**  
**EXCLUDED AREAS: BAY WINDOW: 13 sq. ft, 9 m<sup>2</sup>**  
All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dapp.

The Cart Lodge











# INFORMATION

## Step Outside

With 5.8 acres (stms) the possibilities are endless - enjoy quiet country life observing regular visitors Roe and Muntjac deer, rabbits, squirrels and the birdlife including woodpeckers and jays and two very special resident owls. Lifestyle income is already a huge success here with the holiday let business and retreat/wellness breaks making use of the Studio Barn and its facilities, but you could also embrace an equestrian lifestyle by continuing the already existing paddock fencing and extending the garage/store room into stables, or which one is already in situ. There is plenty of parking for everyone and each home has its own private patio or garden – attention to detail has made life easy here for anyone who visits.

## On The Doorstep

Brundish has a fantastic village hall offering a welcoming and active programme including cinema evenings, a gardening club, pub nights and coffee mornings. Laxfield Village, just 5 minutes away has a large Co-Op store for the essentials and two pub houses along with a Post Office.

## How Far Is It To?

Just 5 miles away is the quaint market town of Framlingham with its majestic castle and claim to fame as the town Ed Sheeran sang about in 'Castle on the Hill'. It has been a market town since 1285 and still hosts a market every Tuesday and Saturday offering a range of goods including local produce, vintage clothing, and crafts. As well as basic amenities including a doctor's surgery and dentist, primary and high schools there are many independent shops specialising in clothing, artwork, antiques, home decor and jewellery here too. Just 8 miles away is Eye, boasting a vibrant community with various amenities, including supermarkets, a butcher, pubs, bakeries, recreational facilities including gym and sports fields. The market town of Diss (12 miles) offers a good selection of shops and a weekly market in addition to a mainline station with direct services into London Liverpool Street (90 minutes) and Norwich (20 minutes).

## Directions

From Diss head south on the A140 and take a left on to the B1118 and continue towards Brundish. Take a left up "the street" just before you get to Brundish and the property is on your left.

## What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [///aviators remodel works](https://aviators remodel works)

## Services, District Council and Tenure

Oil Central Heating to Barns and House, Electric & Gas Aga (LPG), Private Drainage – Water treatment plant

Broadband Available – Broadband currently with BT please check [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)

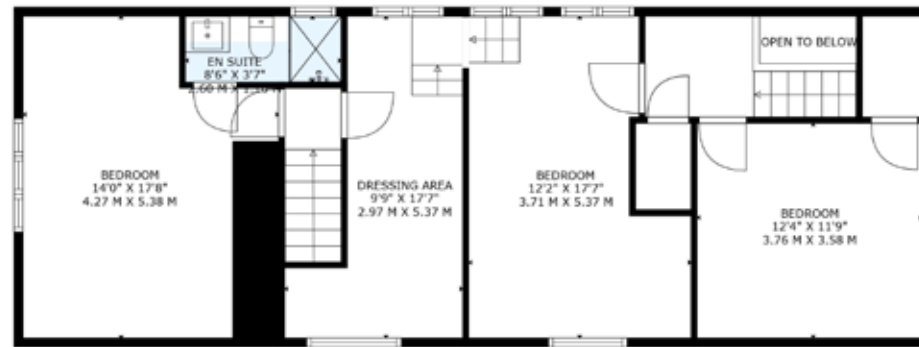
Mobile Phone Reception - varies depending on network provider Please see [www.ofcom.org.uk](http://www.ofcom.org.uk) - to check

Mid Suffolk District Council - Tax Band E Freehold; Annex Band A

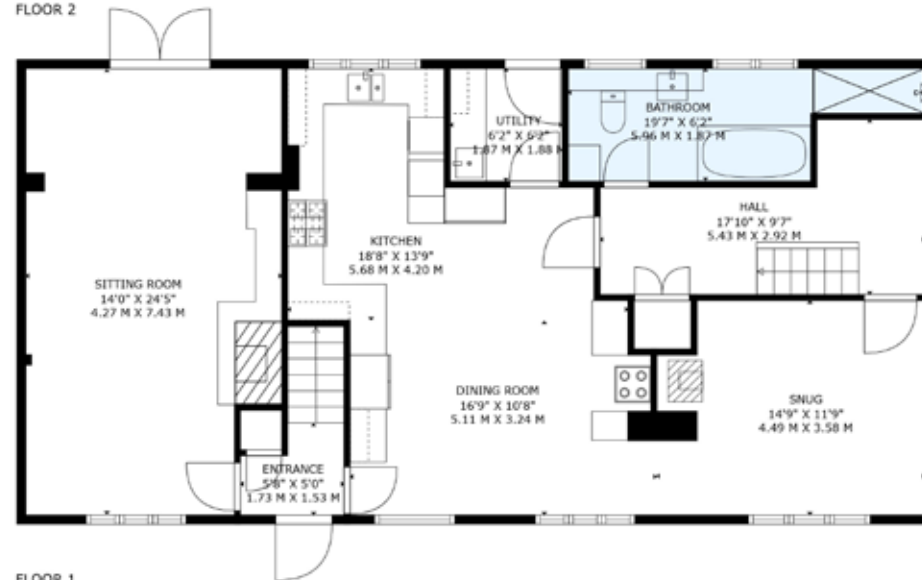
Agents Note: There is a public footpath that runs through the land past the house







FLOOR 2



FLOOR 1

**TOTAL: 1967 sq. ft, 183 m2**  
 FLOOR 1: 1205 sq. ft, 112 m2, FLOOR 2: 762 sq. ft, 71 m2  
 EXCLUDED AREAS: LOW CEILING: 94 sq. ft, 9 m2, OPEN TO BELOW: 14 sq. ft, 1 m2

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcgp.



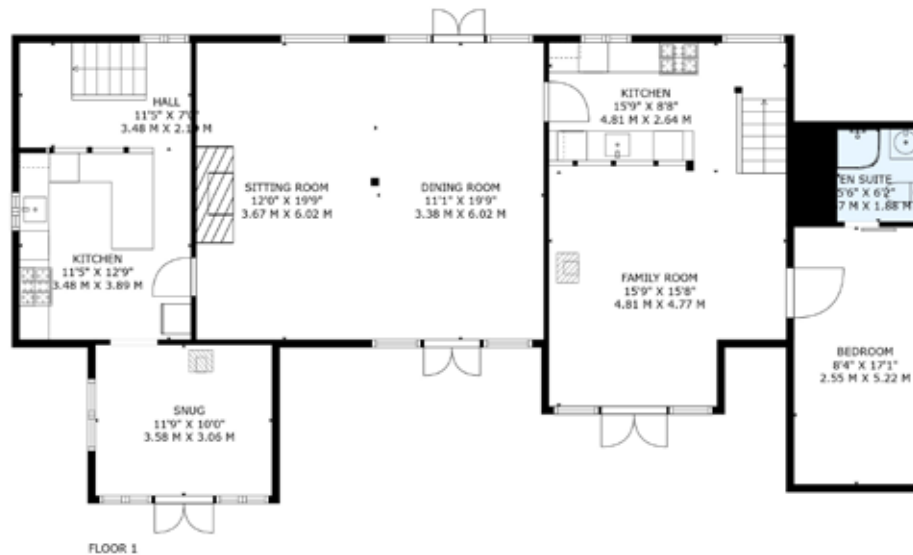
## Potash Farm Main House (Thatch)

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. 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.





FLOOR 2



FLOOR 1

**TOTAL: 2117 sq. ft, 197 m2**  
**FLOOR 1: 1383 sq. ft, 129 m2, FLOOR 2: 734 sq. ft, 68 m2**  
**EXCLUDED AREAS: LOW CEILING: 99 sq. ft, 9 m2**

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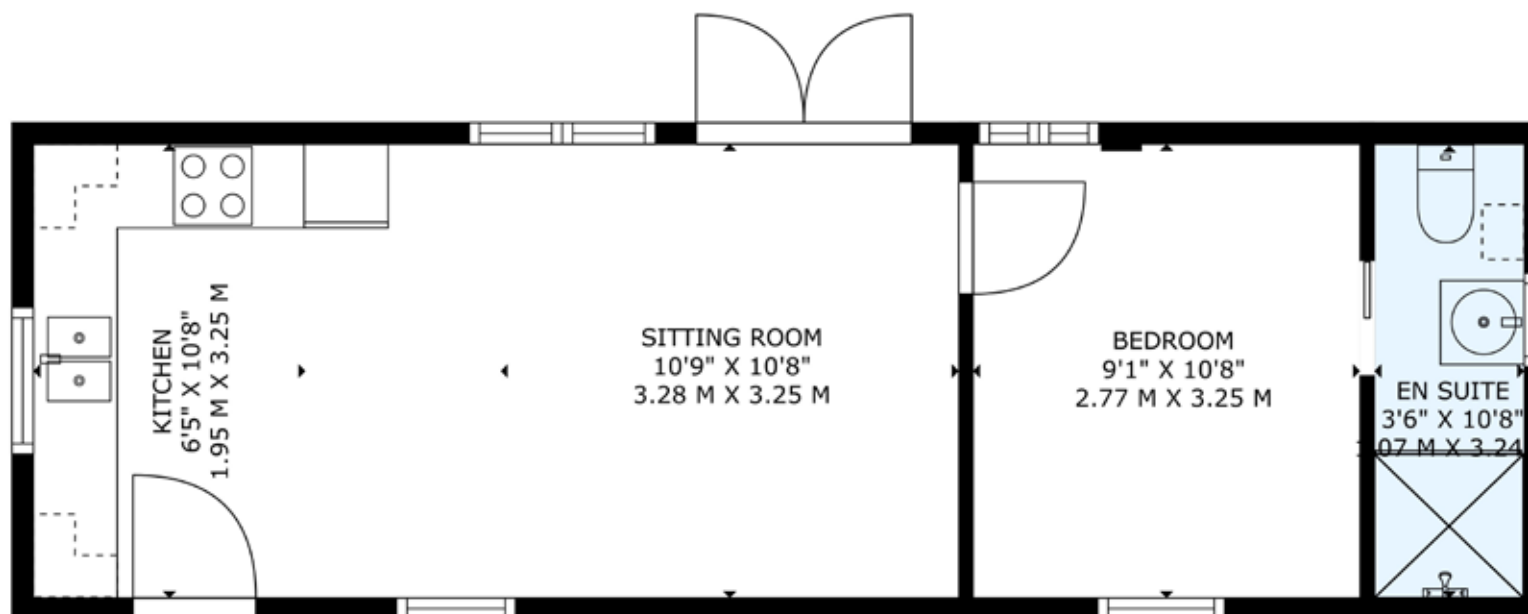


The Hall

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## The Annexe



**TOTAL: 374 sq. ft, 35 m2**  
**FLOOR 1: 374 sq. ft, 35 m2**

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## KEY

POTASH FARM - 1

THE HALL - 2

THE ANNEXE - 3

THE CART LODGE - 4

THE BARN - 5

THE LODGES - 6 & 7





# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY  
FOUNDATION

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To find out more please visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)



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