



DAVID  
BURR

Kersey Uplands  
Kersey, Suffolk

# Uplands Farmhouse, Kersey Uplands, Ipswich, Suffolk, IP7 6ES

Uplands Farm House is an individual three bedroom detached timber framed residence occupying an idyllic rural position amidst open farmland and grazing land within the highly regarded Suffolk hamlet of Kersey Uplands. Enjoying an appealing sense of seclusion and expansive countryside outlooks, the property is unlisted and presents a rare opportunity for a purchaser seeking a characterful country home with considerable scope for modernisation, improvement and potential extension, subject to the necessary planning consents.

The property now requires a comprehensive programme of updating throughout, yet retains an abundance of original character and offers an excellent foundation from which to create a particularly attractive family home. Its unlisted status is likely to afford greater flexibility when considering future alterations, with the accommodation offering clear potential for reconfiguration and possible single or two storey enlargement, subject to all necessary permissions.

The accommodation is approached via an entrance hall with patterned tiled flooring, a staircase rising to the first floor and direct access to the two principal reception rooms. The sitting room enjoys two windows to the front elevation, parquet style flooring, an original fireplace and traditional doors, creating a wonderfully characterful reception space.

The adjoining dining room is particularly appealing, afforded a dual aspect by casement windows to the front and side elevations and centred around an exposed inglenook fireplace. Ceiling timbers further enhance the period atmosphere, while a conveniently positioned ground floor shower room is accessed nearby.

To the rear of the property is a former dairy, presently utilised as a pantry/store and utility area, providing an interesting reminder of the property's agricultural origins and considerable potential for incorporation within any future redesign. The existing kitchen is also positioned across the rear elevation and offers excellent scope for comprehensive adaptation, perhaps creating a larger kitchen/breakfast or kitchen/family room overlooking the gardens, subject to the purchaser's requirements.

At first floor level, a central landing enjoys attractive views over the surrounding countryside, with grazing land visible beyond. Three well-proportioned double bedrooms are arranged off the landing, providing a balanced bedroom schedule with the potential to upgrade or reconfigure the existing accommodation as part of a wider refurbishment programme.

Outside, the setting is undoubtedly one of Uplands Farm House's defining attributes. A walled boundary provides an attractive approach to the front, while the south facing gardens offer considerable potential for landscaping and the creation of formal entertaining terraces, lawns and planted areas.

An approved application for a dropped kerb is in place with a view to create an area of off street parking to the front of the property following an application to Babergh Council in 2026.

- **Detached three bedroom timber framed country residence**
- **Idyllic setting amidst open farmland and grazing land**
- **Situated within the highly regarded hamlet of Kersey Uplands**
- **Unlisted, offering significant potential for sympathetic improvement**
- **Requires comprehensive modernisation and updating throughout**
- **Considerable potential for single or two-storey extension, subject to planning**
- **Two characterful reception rooms with original period features**
- **Three well-proportioned first-floor double bedrooms**
- **Attractive south-facing gardens with walled frontage**
- **Far-reaching rural outlooks across grazing land and countryside**

Offices at: Leavenheath 01206 263007 - Long Melford 01787 883144 - Clare 01787 277811 – Castle Hedingham 01787 463404 – Woolpit 01359 245245 – Newmarket 01638 669035

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Kersey Uplands forms one of a number of small hamlets surrounding the celebrated village of Kersey, set amidst rolling countryside approximately two miles north-west of Hadleigh. Kersey itself is widely regarded as one of Suffolk's most picturesque villages, centred around its famous ford, known locally as "The Splash", with an exceptional collection of historic buildings climbing the valley sides towards the parish church. The parish retains an active community centred around its primary school, church, village hall and public house.

The location offers an attractive balance between genuine rural seclusion and convenient access to nearby amenities. Hadleigh provides a comprehensive range of everyday facilities, while the surrounding countryside is particularly well suited to walking and outdoor pursuits. Kersey lies within an appealing area of gently undulating Suffolk countryside between Hadleigh, Boxford, Lavenham, Sudbury and Ipswich, making Uplands Farm House especially well placed for purchasers seeking a peaceful country lifestyle without becoming entirely isolated from established towns and villages.

**TENURE:** Freehold

**SERVICES:** Services are understood to comprise mains water and electricity, private drainage and oil-fired heating to radiators.

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

**EPC RATING:** TBC

**WHAT3WORDS:** able.tomato.apply

**LOCAL AUTHORITY:** Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** D

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**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. The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

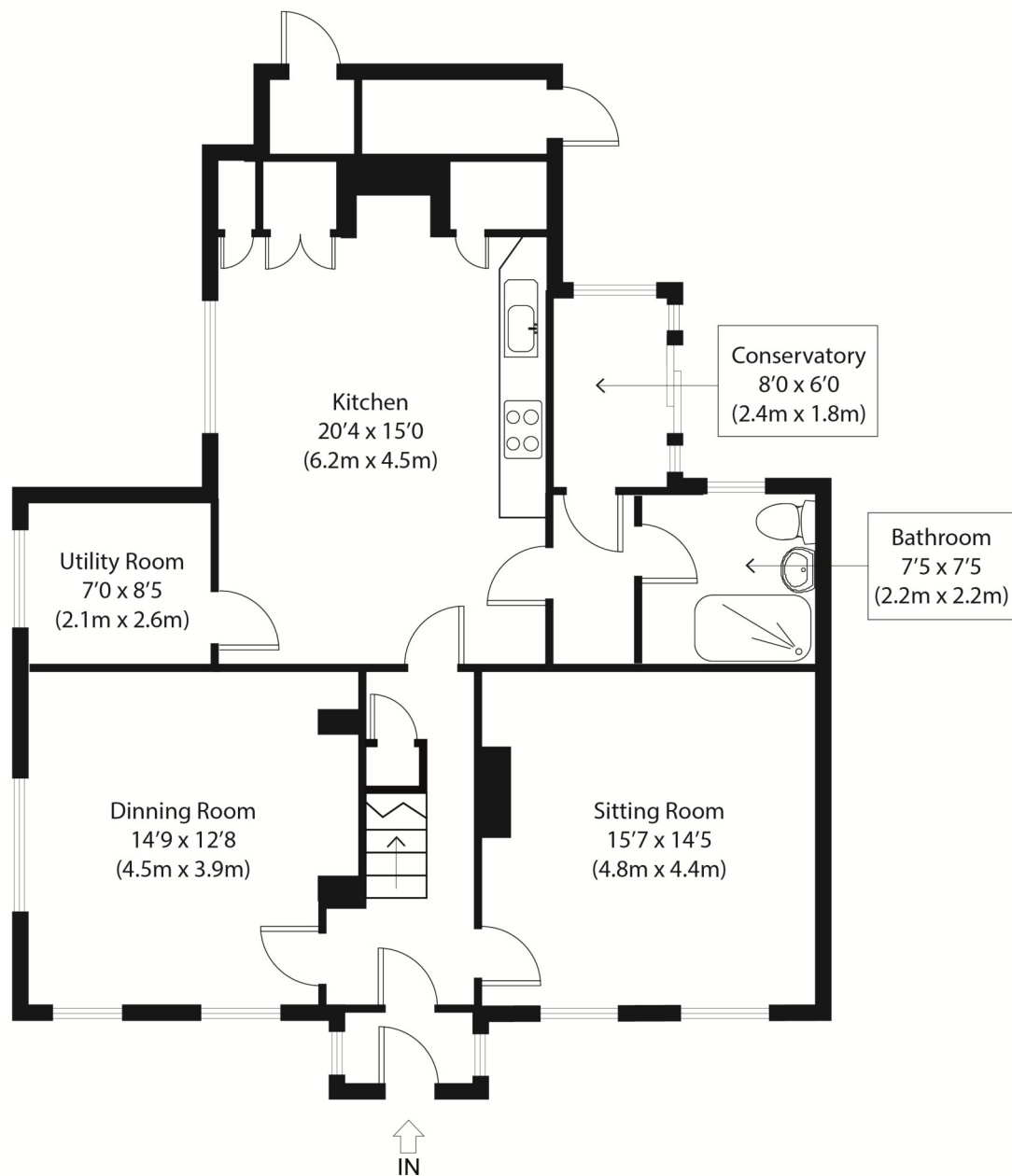
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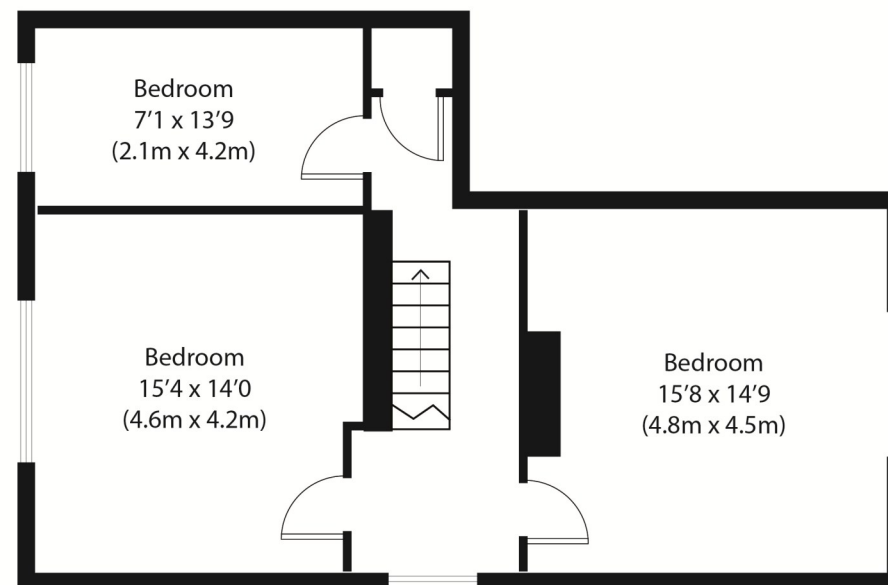
## Approximate Gross Internal Area 1840 sq ft (171 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.  
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Ground Floor



First Floor

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