



**6, Bradfield Hall,  
Bradfield Combust, Suffolk.**

**DAVID  
BURR**

# 6 BRADFIELD HALL, BRADFIELD COMBUST, BURY ST. EDMUNDS, SUFFOLK. IP30 0LU

Bradfield Combust is a rural village yet well placed for the A134 which provides quick access to the market towns of Bury St Edmunds and Sudbury. A comprehensive range of amenities are available at both towns. Sudbury provides a commuter rail service to London's Liverpool Street Station and Bury St Edmunds allows easy access to the A14.

An elegant first floor apartment forming part of a historic hall in a rural setting. The property enjoys wonderful views and use of an extensive range of amenities to include a swimming pool, tennis court and gym. In brief, the accommodation comprises one grand principal bedroom, a substantial sitting/dining room, a well-appointed kitchen and a bathroom. The apartment has elegant cornicing, an intercom system and two fireplaces with beautiful views to the front and rear of the property overlooking the manicured formal lawns, lake and woodland.

## **An elegant Grade II Listed first floor apartment forming part of the historic Bradfield Hall manor house enjoying a sweeping driveway, rural setting of approximately 18 acres and an extensive array of communal amenities.**

**COMMUNAL ENTRANCE HALL:** With stairs rising to first floor with door to Apartment 6 with door to:-

**SITTING/DINING ROOM:** A palatial room with elegant cornicing and ample space for formal or informal dining and entertaining, enjoying wonderful views of the lawns to the rear of the hall. The sitting room is home to an ornate red brick fireplace housing a log burning stove which is the sole heating mechanism for the apartment. The sitting room is open plan to:-

**KITCHEN:** Fitted with an extensive range of bespoke wall and base units incorporating a breakfast bar. The kitchen is complete with integrated appliances including a ceramic sink inset with mixer tap and drainer, electric hob, space for washing machine and space for fridge/freezer.

**BEDROOM:** The bedroom is of grand proportion with high ceilings and ornate cornicing enjoying views of the lawns to the front of the hall and lake beyond.

**BATHROOM:** With suite comprising W.C, handwash basin and panelled bath with shower attachment over.

### **Outside**

The extensive communal grounds amount to approximately 18 acres including a particularly impressive lake, woodland, formal lawns, and arboretum. Incorporated within the grounds is a covered heated swimming pool (air source heat pump) as well as a tennis court and gym. The property also has access to the communal cellar for storage. The hall is approached by a private entrance with brick piers and a sweeping driveway leading to the front elevation of Bradfield Hall whereupon the allocated parking is located with two designated spaces and unrestricted visitors parking.

### **AGENTS NOTES**

The property is situated within a conservation area. We understand that a 999-year lease was granted in 2024. We understand that there is a service charge of approximately £240 per calendar month which covers building insurance, water rates, external window cleaning, use of the gym and some external decoration.

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**SERVICES:** Mains water and electricity are connected. Private drainage. Electric heating. **NOTE:** None of these services have been tested by the agent.

**LOCAL AUTHORITY:** St. Edmundsbury Borough Council: 01284 763233. Council Tax Band: B - £1,641.71 - 2024/25. **EPC Rating:** E

**BROADBAND SPEED:** Up to 79 Mbps (source Ofcom).

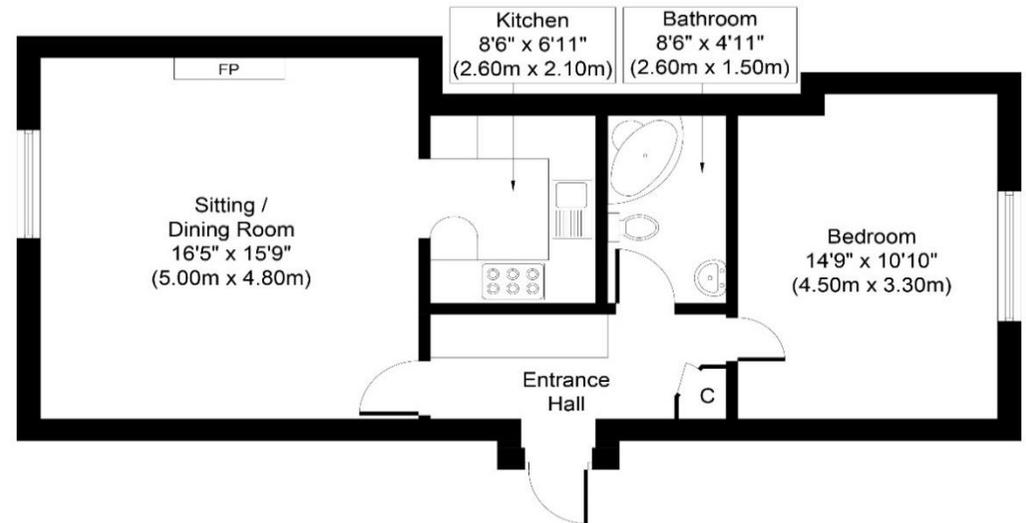
**MOBILE COVERAGE:** EE, Three, 02 and Vodafone – outdoors, likely (source Ofcom).

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**WHAT3WORDS:** ///invested.dull.mills.

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

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**Approximate Floor Area**  
**602 Sq. ft.**  
**(55.9 Sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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