



**Valley Farmhouse & Barn,  
Bradfield St. George, Suffolk.**

**DAVID  
BURR**







# VALLEY FARMHOUSE, BRADFIELD ST. GEORGE, BURY ST. EDMUNDS, SUFFOLK. IP30 0AH

Bradfield St. George is a small village approximately six miles south of the cathedral town of Bury St Edmunds, where there is a wide range of amenities. The name of the village is believed to mean "wide field." The village was the setting for Adrian Bell's book Corduroy, published in 1930, though in the book Bell calls Bradfield "Benfield". Corduroy is the author's account of his life as a young man, forsaking the fashionable life in London, to learn farming in Suffolk.

A rare opportunity to acquire a portion of a rural farm property. Valley Farmhouse is situated between the villages of Hesselton and Felsham, which is a popular historic village with a thriving community and facilities, including a community shop, pub, village hall and church. Valley Farm is within walking distance of Bradfield Woods, a National Nature Reserve, owned by The Suffolk Wildlife Trust.

A rare opportunity to acquire a portion of rural farm property in the sought after village of Bradfield St. George, in brief the property comprises a substantial period farmhouse, large detached barn complex and garaging. It is fair to say that the property requires modernising in various aspects and sits within grounds of **approximately 0.6 acres. NO ONWARD CHAIN.**

## **A rare opportunity to acquire a portion of a farm property just outside Bury St Edmunds, in brief comprising a farmhouse, barn and grounds of approximately 0.6 acres.**

### **FARMHOUSE**

**KITCHEN:** Fitted with a range of matching wall and base units with worksurfaces over, integrated appliances include a hob, extractor, sink inset with drainer, oven with grill over and spaces for white goods to include a fridge/freezer and dishwasher. There is a door leading off to:-

**UTILITY ROOM:** Further spaces for white goods.

**BOOT ROOM:** With external door to side and doors to two WCs.

**WET ROOM:** With white suite comprising walk-in bath with hand held shower attachment, a separate shower and hand wash basin.

**DINING ROOM:** A spacious double aspect reception room with exposed ceiling timbers, inset red brick fireplace with bressummer over and stairs rising to first floor. Door to:-

**DRAWING ROOM:** A beautiful reception room with exposed ceiling timbers, inset red brick fireplace and dual aspect windows to front and rear and door to:-

**CONSERVATORY:** Panoramic views of the gardens with French style double doors opening on to the terrace abutting the side of the property.

**SITTING ROOM:** A cosy room located just off the kitchen with dual aspect windows to front and rear. Exposed ceiling timbers, inset red brick fireplace and storage cupboards with door to:-

**SNUG:** A versatile space, currently configured for use as a home office with door to:-

**GARDEN ROOM:** With views of the rear and side gardens and French style double doors opening into the garden.

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**PANTRY:** Located just off the sitting room, a useful storage area extending to under one of the staircases.

## First Floor

**LANDING:** Accessed via stairs from sitting room with doors to:-

**BEDROOM:** Window to rear aspect.

**SECONDARY LANDING:** With stairs down to the dining room and doors to:-

**BEDROOM:** Window to rear. Access to a dressing room.

**WALK-THROUGH BEDROOM:** With integrated storage and window to rear.

**BEDROOM:** Window to front.

**BEDROOM:** Integrated storage and dual aspect windows to front and rear.

## BARN

Access via the central farm yard with large double doors providing internal access and in need of repair whether being used for commercial, agricultural or residential purposes (subject to the relevant permissions). Offering a versatile space and a rare opportunity for potential future development.

## Outside

Valley Farm House and Barn forms part of the Valley Farm Estate and occupies proportionate grounds **in the region of 0.6 acres**. Between the house and barn is a substantial courtyard which is home to further redundant farm buildings. The farm house itself has private maturing gardens with lawns to the rear and side of the property. There is a substantial sun terrace

to the rear of the property and the boundaries are largely defined by evergreen hedging, a brick wall and fencing. Within the grounds are spaces for greenhouses, a large pond that is fed by a spring.

**In all about 0.6 acres.**

## AGENTS NOTE

Purchasers should be advised that there may be hazardous material within the construction of the house and/or barn and are advised to seek their own advice and opinion in this regard.

The property is surrounded by a working farm although we do understand that further land maybe available to purchase, subject to separate negotiation.

The property is situated on an unadopted road.

**SERVICES:** Main electricity is connected. Mains water connected (shared with the adjacent farm). Private drainage (septic tank). Oil fired heating. **NOTE:** None of these services have been tested by the agent.

**LOCAL AUTHORITY:** Mid Suffolk District Council: 0300 123 4000. Council Tax Band: E.

**EPC RATING:** E.

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

**MOBILE COVERAGE:** EE, Three, 02 and Vodafone – outdoors, likely (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:** ///swooned.crest.earl.

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

**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

Bury St Edmunds 01284 725525   Leavenheath 01206 263007   Clare 01787 277811   Castle Hedingham 01787 463404   Woolpit 01359 245245

Newmarket 01638 669035   Long Melford 01787 883144   London 020 78390888   Linton & Villages 01440 784346

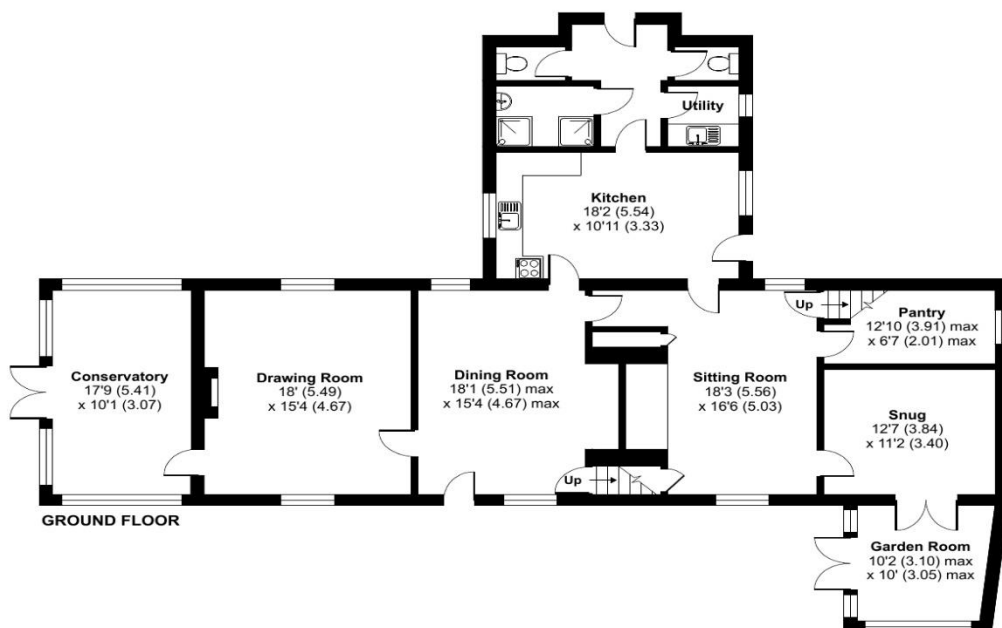
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## Bradfield St. George, Bury St. Edmunds, IP30



Approximate Area = 2848 sq ft / 264.5 sq m  
 Outbuilding(s) = 4429 sq ft / 411.5 sq m  
 Garage = 212 sq ft / 19.7 sq m  
 Total = 7489 sq ft / 695.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñcheom 2025. Produced for David Burr Ltd REF: 1279470

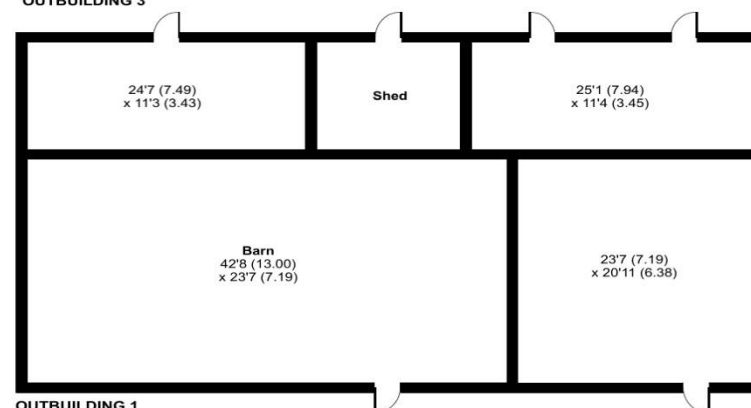
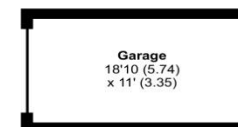
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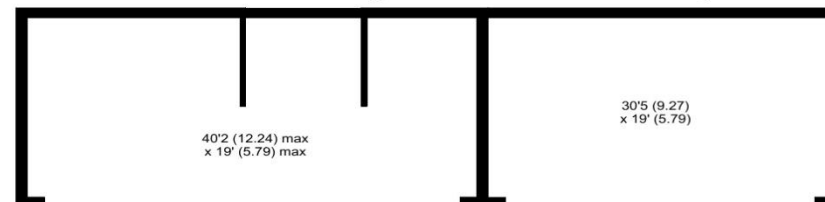
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OUTBUILDING 3



OUTBUILDING 1



OUTBUILDING 2



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