



**Block Farmhouse,
Bradfield Combust, Suffolk.**

**DAVID
BURR**



BLOCK FARMHOUSE, BRADFIELD COMBUST, BURY ST. EDMUNDS, SUFFOLK.IP30 0LW

Bradfield Combust interestingly and potentially obtained the later part of its name from an event that occurred over 600 years ago, it was once at the centre of a fierce affray between the inmates of the Great Abbey in Bury St. Edmunds and numerous laymen from surrounding villages, as the Bradfield Hall belonged at that time to the Abbey some of the mob that had plundered the Abbey marched to Bradfield and set fire to the Hall, thus Bradfield 'Combust' began! 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.

A spacious and abundantly characterful detached farmhouse occupying a rural yet accessible setting in this highly regarded Suffolk village providing good accessibility to both Bury St. Edmunds and Sudbury. In brief the property comprises a substantial detached farmhouse with a wealth of period charm and character and proportionate gardens of approximately **0.75 acres** with countryside views to rear.

A well-presented detached period farmhouse with a wealth of character and kerb appeal in this highly regarded Suffolk village offered for let with generous gardens and countryside views. AVAILABLE IMMEDIATELY

DRAWING ROOM: One of the most impressive rooms in the house with an abundance of character and charm and a wealth of exposed wall and ceiling timbers. The focal point for the room is provided by the large red brick fireplace with bressummer over and inset log burning stove. Open plan access leads to:-

GARDEN ROOM: A versatile addition to the rear of the property with door leading to:-

SITTING ROOM: A versatile reception room with window to front aspect and a stunning red brick fireplace with bressummer over and versatile storage space.

KITCHEN/BREAKFAST ROOM: Located to the front of the property with dual aspect windows to front and side. Fitted with a range of matching wall and base units and integrated oven, hob, dual inset stainless-steel butler sinks with mixer tap over. Spaces for white goods. Access to **STUDY** and steps up to:-

LAUNDRY/UTILITY ROOM: Providing additional spaces for white goods to include freestanding fridge/freezer, dishwasher or washer/dryer. Door to:-

BOOT ROOM: With inset sink and window to front and side aspect.

CLOAKROOM 1: With white suite comprising WC and hand wash basin.

CLOAKROOM 2: With white suite comprising WC and hand wash basin.

Rear Hall: Personnel door leading to the driveway.

Inner Hall: Stairs rising to the:-

First Floor

LANDING: Window to rear aspect.

BLOCK FARMHOUSE, BRADFIELD COMBUST, BURY ST. EDMUNDS, SUFFOLK.IP30 0LW

PRINCIPAL BEDROOM: With dual aspect views to front and rear. Suffolk latch timber door, exposed beams and ornate red brick fireplace with bressummer over and space for freestanding storage to either side.

BEDROOM 2: Double bedroom with window to front aspect and inset fireplace with red brick surround, bressummer over and space for freestanding storage.

BEDROOM 3: A double bedroom with window to front aspect.

BEDROOM 4: Double bedroom with window to rear and side.

BEDROOM 5: Double bedroom with dual aspect windows to front and side.

FAMILY BATHROOM: Recently refitted and well appointed with a white suite comprising WC, hand wash basin, corner panel bath with hand held shower attachment and mixer taps over. Walk-in corner shower with glass sliding door. Window to rear and side aspect.

CLOAKROOM: White suite comprising WC and hand wash basin.

Airing cupboard: With integral shelving and housing the hot water cylinder.

Second Floor

Useful loft storage space (accessed via the staircase rising from the first floor).

Outside

The property is set within proportionate and well-maintained grounds amounting to approximately **0.75 acres**. Initially accessed via a private

driveway which in turn leads to a gated entrance providing access to the **PARKING AREA** for the farmhouse and clearly defined by fencing to all sides and the gardens are predominantly laid to lawn (a gardener is available upon request).

In all about 0.75 acres.

PRICE: £2,100 per calendar month.

DEPOSIT & TENURE: A holding deposit of one week's rent will be required to process an application for a tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover. Fees may be charged for late payment of rent, mislaid keys, etc.

SERVICES: Main electricity and water 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: F - £3,048.89

EPC RATING: E.

BROADBAND SPEED: Up to 1800 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: ///prospers.luckier.goodness.

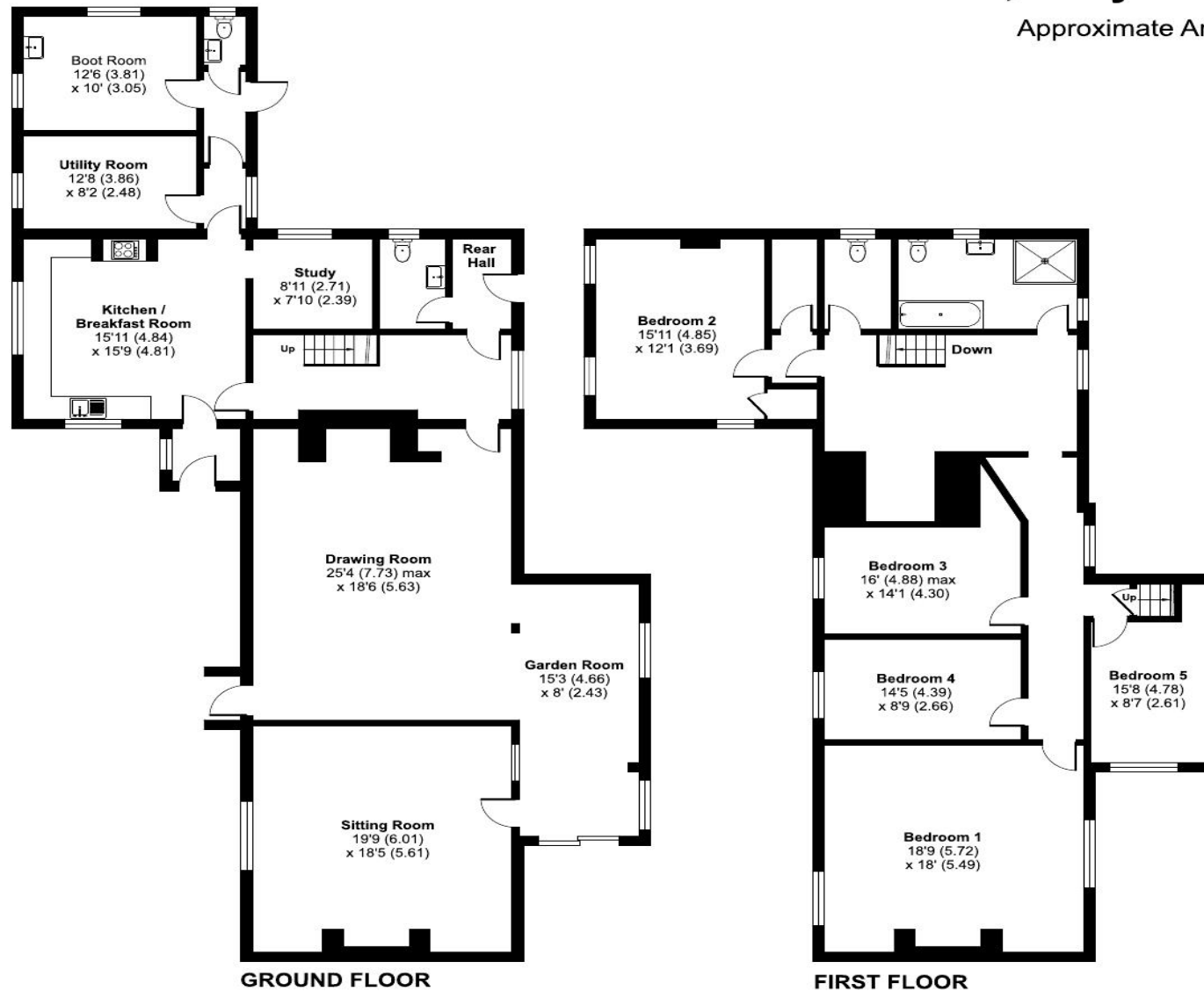
VIEWING: Strictly by prior appointment only through DAVID BURR Bury St Edmunds 01284 725525.

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 inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

Bradfield Combust, Bury St. Edmunds, IP30

Approximate Area = 3490 sq ft / 324.2 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). © n'checom 2025. Produced for David Burr Ltd. REF: 1266429

