



DAVID  
BURR

WILLOW TREE FARM,  
BROCKLEY, SUFFOLK



# WILLOW TREE FARM, Brockley, Bury St. Edmunds, Suffolk

A substantial six bedroom period farmhouse in a village setting with picturesque grounds measuring 3.4 acres and a wide array of useful outbuildings.

Bury St. Edmunds – 7 miles. Sudbury – 9 miles both with commuter link to London Liverpool Street Station.

- Detached Grade II listed village farmhouse
- Original features including inglenook fireplaces and exposed timbers
- 5 bedrooms
- 3 bathrooms
- Further 1 bedroom self-contained annexe with sitting room, kitchenette and shower room
- AGA Kitchen/breakfast room
- 3 reception rooms
- Utility and cloakroom
- Partly moated
- Picturesque gardens
- Enclosed paddocks
- Picturesque rose garden
- Double garage and carport
- Extensive storage barns and workshops
- Generous parking
- Convenient transport links to Bury St Edmunds and Sudbury
- **In all, about 3.4 acres (sts)**



## LOCATION

Brockley is a vibrant rural hamlet situated approximately 7 miles south of Bury St Edmunds and 9 miles north of Sudbury on the B1066 with a particularly active community and village hall hosting numerous events and functions. It is also 2 miles north of picturesque Hartest, one of West Suffolk's most favoured villages with a public house, school and attractive green. West Suffolk Hospital lies approximately 7 miles away as well as numerous reputable private and state schools.

## THE PROPERTY

A substantial Grade II listed part moated farmhouse occupying a central position within beautifully designed gardens in a semi-rural, village setting. The property contains accommodation over three levels with three reception rooms, a farmhouse AGA kitchen/breakfast room, a utility room and a ground floor cloakroom. On the first and second floors are a total of five bedrooms and three bath/shower rooms (one en-suite to the master). A self-contained annexe is ideal for multigenerational living or as a means to generate income (subject to any necessary consents). The extensive grounds contain beautiful areas of formal gardens and enclosed paddocks with a picturesque moat and a range of useful outbuildings.

**In all about 3.4 acres (sts).**

**POSTCODE:** IP29 4AT

**WHAT3WORDS:** shifting.racetrack.stubbed

**LOCAL AUTHORITY:** West Suffolk Council. West Suffolk House, Western Way, Bury St Edmunds IP33 3YU. 01284 763233.

**COUNCIL TAX BAND:** F

## AGENT'S NOTES

The property is Grade II listed and thought to date back to around the late 17<sup>th</sup> century.



## MAIN HOUSE

**ENTRANCE HALL:** With fitted barrier matting, oak flooring, staircase rising to first floor and with an understairs storage cupboard off. Doors leading to:-

**SITTING ROOM: 17'5" x 14'10"** (5.30m x 4.53m) A particularly characterful room with oak flooring and a secondary glazed sash window overlooking the property's gardens. Superb inglenook fireplace with a substantial oak bressumer beam, parquet brick hearth and inset wood burning stove. Exposed timbers and open studwork leading to:-

**SIDE HALL: 12'10" x 6'0" (max)** (3.90m x 1.84m) With oak flooring, fitted barrier matting and a door leading onto the garden with a fine view over the moat.

**DINING ROOM: 16'11" x 14'4"** (5.16m x 4.36m) A well-proportioned dual aspect reception room with a further open fireplace with a carved wood surround and a useful storage cupboard. Ample room for a large dining table and chairs, secondary glazed sash window overlooking the gardens and double doors opening onto terracing.

**SNUG: 14'11" x 11'1"** (4.54m x 3.39m) A versatile room which could be utilised as a study if required but currently used as a further reception room. Double doors open onto terracing with a pretty view over the gardens and with a storage cupboard off.

**AGA KITCHEN/BREAKFAST ROOM: 17'3" x 13'3"** (5.25m x 4.05m) With a porcelain tiled floor and a matching range of base and wall level solid wood units with polished granite worksurfaces incorporating a one-and-a-half stainless-steel sink with a mixer tap above and a drainer to side and a four-ring Smeg gas hob. Integrated Smeg double oven, integrated NEFF microwave, two-door AGA range cooker and an attractive patterned tiled splashback, integrated Smeg dishwasher and a below countertop Smeg refrigerator. Fitted pantry cupboard, extensive storage and a sash window overlooking the grounds.

**CLOAKROOM:** With tiled flooring and containing a WC and vanity suite.

**UTILITY/BOOT ROOM: 11'1" (max) x 7'3"** (3.38m x 2.22m) With a door leading to outside and a further oak worksurface with space below for additional appliances and wall mounted cabinets. Further space for a free-standing refrigerator/freezer also containing the oil boiler and space and plumbing for a washing machine. Door connecting to annexe (see below).

### First Floor

**LANDING:** With characterful open studwork, skylight and useful eaves storage space. Linen cupboard, thumb latch door leading to second floor and further doors leading to:-

**BEDROOM 1: 17'7" x 14'11"** (5.36m x 4.54m) An attractive dual aspect double bedroom with fine views over the property's gardens and with a wide range of fitted storage. Fitted secondary glazing. Door leading to:-

**EN-SUITE:** Containing a rolltop bath with claw feet, mixer tap and shower over, WC and vanity suite.

**BEDROOM 2: 14'4" x 13'4"** (4.36m x 4.06m) An attractive double bedroom overlooking the moat and gardens and with a range of fitted storage. Fitted secondary glazing.

**BEDROOM 3: 14'1" x 11'2"** (4.30m x 3.41m) Overlooking the grounds. Fitted secondary glazing.

**SHOWER ROOM:** Containing a double width shower with glass screen door, WC and a pedestal wash hand basin.

### Second Floor

**LANDING:** With exposed timbers and doors leading to:-

**BEDROOM 4: 15'9" x 12'7"** (4.80m x 3.83m) A pretty double bedroom with a wonderful open outlook across neighbouring farmland.

**BEDROOM 5: 11'6" x 11'5"** (3.51m x 3.49m) A double bedroom overlooking the grounds.

**BATHROOM:** Containing a panel bath with a mixer tap and shower attachment over, WC and a pedestal wash hand basin.

**STORE ROOM:** A useful space with lighting.

### Outside

A shingle driveway leads through a timber five-bar gate, past part of the property's moat and an expanse of lawn into a sprawling driveway providing extensive **OFF-ROAD PARKING** across various areas. The driveway serves a number of useful outbuildings:-

**WORKSHOP: 24'9" x 15'3"** (7.55m x 4.65m) With power and light connected and a stable door.

**STORE: 15'9" x 13'11" (max)** (4.81m x 4.23m) With power and light connected. Double doors onto the driveway.

**CARPORT: 26’3” x 14’10”** (8.01m x 4.51m) A generous covered area of parking leading onto the:-

**GARAGE: 23’7” x 18’9”** (7.18m x 5.72m) Offering excellent storage or further sheltered parking

**TRACTOR SHED: 32’10” x 16’6”** (10.00m x 5.03m) Adjacent to the garage

A further black weatherboarded barn provides ample storage and is divided into three parts:-

**Storage shed 1: 9’4” x 9’3”** (2.85m x 2.82m)

**Storage shed 2: 9’3” x 8’7”** (2.82m x 2.62m)

**Storage shed 3: 10’1” x 9’3”** (3.08m x 2.82m)

**WHITE WEATHERBOARDED WASH HOUSE: 27’11” x 19’2”** (8.52m x 5.83m) An interesting structure of considerable character with exposed timbers and studwork, a central brick chimney breast and a well which is utilised for extracting water for domestic garden use.

THE ANNEXE

Accessible via its own private entrance as well as from the house itself.

**Lobby:** With staircase rising to first floor and space for coats and shoes. Door reconnecting with the main house and further door leading to:-

**SITTING ROOM: 13’9” x 9’10”** (4.19m x 3.00m) A dual aspect room overlooking the gardens and driveway and providing an attractive area of seating. Fitted secondary glazing. Wood panel door leading to:-

**KITCHEN: 10’0” x 4’6”** (3.04m x 1.37m) With oak worksurfaces incorporating a stainless-steel sink with a mixer tap above and drainer to side, integrated washer/dryer and further storage. Door leading to gardens.

First Floor

**LANDING:** With a storage cupboard off and further door leading to:-

**BEDROOM: 14’6” x 10’0”** (4.42m x 3.06m) A double room with attractive outlook and a fitted wardrobe off and fitted secondary glazing. Further door leading to:-

**SHOWER ROOM:** Containing a shower, WC and wash hand basin. Fitted secondary glazing.

GARDENS

The property’s grounds are divided into various parts and are characterized by open areas of lawn through which runs the property’s moat with an attractive bridge leading to a further area of garden. This part of the grounds contains a number of mature fruit trees including apple, plum and pear. Immediately to the rear of the house is an enclosed partially walled garden with a stone paved terrace providing a wonderful area of al fresco dining adjacent to mature wisteria plants. A separate rose garden is enclosed by mature hedging with a further stone paved terrace for seating.

Of particular note is a substantial fenced paddock ideal for buyers with equestrian needs or for livestock. The paddock is accessible from the main driveway through a yard with an area of hard standing and two Anderson shelters ideal for storage. There is the further benefit of a vegetable garden with raised beds and a tap. There is also the benefit of two external plug sockets, one to the front and one to the rear.

**SERVICES:** Main water and drainage. Three phase electricity connected. Oil fired heating by radiators. **NOTE:** None of these services have been tested by the agent.

**EPC RATING:** Exempt

**TENURE:** Freehold

Agent’s Note

The property is Grade II listed and thought to date back to around the late 17th century.

While now lapsed, the current owners obtained planning consent in January 2021 for the erection of a garden room off the dining room and a porch by the entrance door. For more information search West Suffolk Council planning portal using reference number DC/21/0087 or contact the office.

The property underwent significant renovation works in 2000 including replacing the soleplate in part with new foundations and plinth to support this, roof work, electric and heating updating and much more. Please contact agent for more information.

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

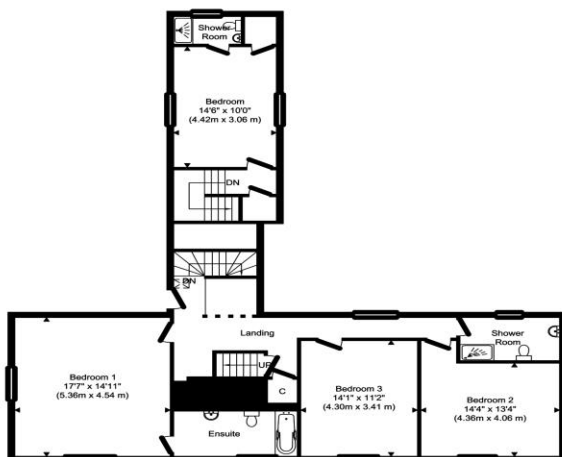
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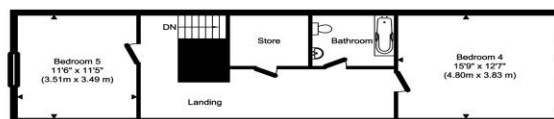


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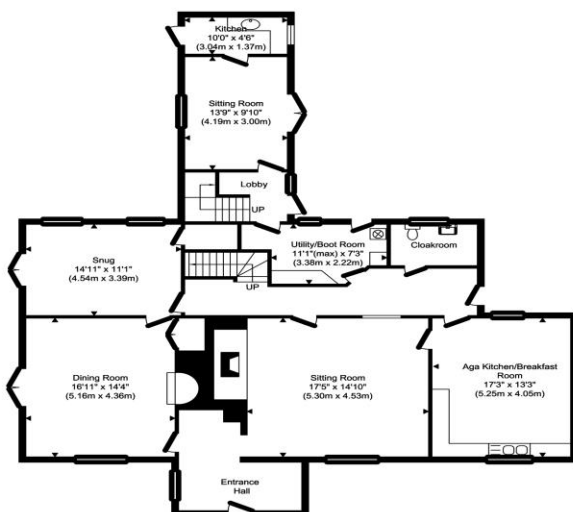
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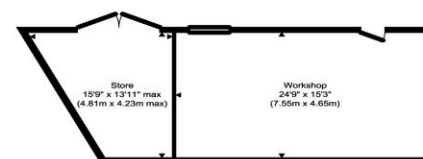
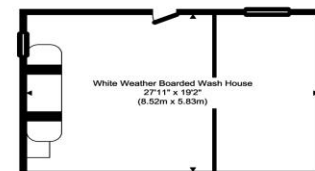
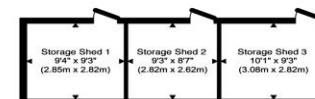
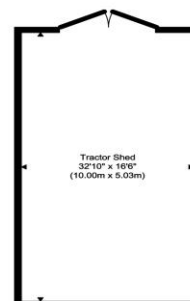
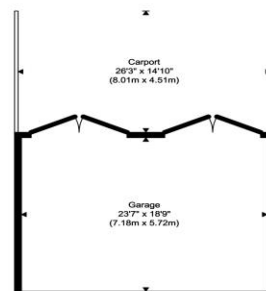
First Floor  
Approximate Floor Area  
1222.99 sq. ft.  
(113.62 sq. m)



Second Floor  
Approximate Floor Area  
655.84 sq. ft.  
(60.93 sq. m)



Ground Floor  
Approximate Floor Area  
1705.21 sq. ft.  
(158.42 sq. m)



Outbuildings  
Approximate Floor Area  
2321.56 sq. ft.  
(215.68 sq. m)

TOTAL APPROX. FLOOR AREA 5905.61 SQ.FT. (548.65 SQ.M.)  
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