Bradfield Hall, Bradfield Combust, Bury St. Edmunds

Sheridans

Bradfield Hall, Bradfield Combust, Bury St. Edmunds IP30 0LU

Guide Price £410,000

A beautifully presented barn-style home forming part of an exclusive country estate, set within approximately 18 acres of communal parkland and offering a unique lifestyle with access to exceptional on-site leisure facilities.

Situated in a stunning parkland setting, the property is a distinctive and characterful home forming part of the prestigious Bradfield Hall estate. The original Grade II listed manor house, understood to date back to 1857 and designed in a Jacobean and Gothic style, now sits at the heart of this thoughtfully converted collection of apartments, cottages and barn conversions.
Approached via a sweeping driveway through mature and protected parkland, the property enjoys an enviable position within this private setting, with allocated parking to the front and additional visitor parking available.

The property offers well-proportioned and versatile accommodation arranged over three floors, extending to approximately 1,475 sq. ft.

The entrance opens into a welcoming hallway with cloakroom and useful boot room. The principal reception space is a generous sitting room, enjoying excellent natural light via a large glazed door opening onto the rear terrace and garden. Timber beams provide character and warmth, creating an inviting living space ideal for both relaxing and entertaining.

The kitchen/dining room is well appointed with a comprehensive range of units, integrated appliances and ample space for dining, creating a sociable hub of the home with direct access to the outside.

On the first floor are three bedrooms, including a spacious principal bedroom with pleasant outlooks over the grounds. Two further bedrooms are served by a well-fitted family bathroom.
The second floor provides an additional bedroom, tucked into the eaves, offering a versatile space ideal as a guest suite, home office or hobbies room, with useful eaves storage and adjoining WC.

Outside
The property benefits from private rear garden, providing excellent areas for outdoor entertaining. Immediately to the rear is a decked terrace, ideal for al fresco dining, leading onto a generous lawned garden enclosed by mature planting and historic brick walling. The wider estate grounds are a particular highlight, extending to approximately 18 acres and comprising established trees (many subject to preservation orders), lawns, meadows and an arboretum. An ancient monument mound and moat add historical interest, while the lake offers the opportunity for fishing.

Residents of Bradfield Hall enjoy shared use of a range of facilities including a tennis court, indoor heated swimming pool, gymnasium and bowling green – a rare and desirable lifestyle offering within a private rural setting.

There is also a garage (in a block of them approx 50 yards away).

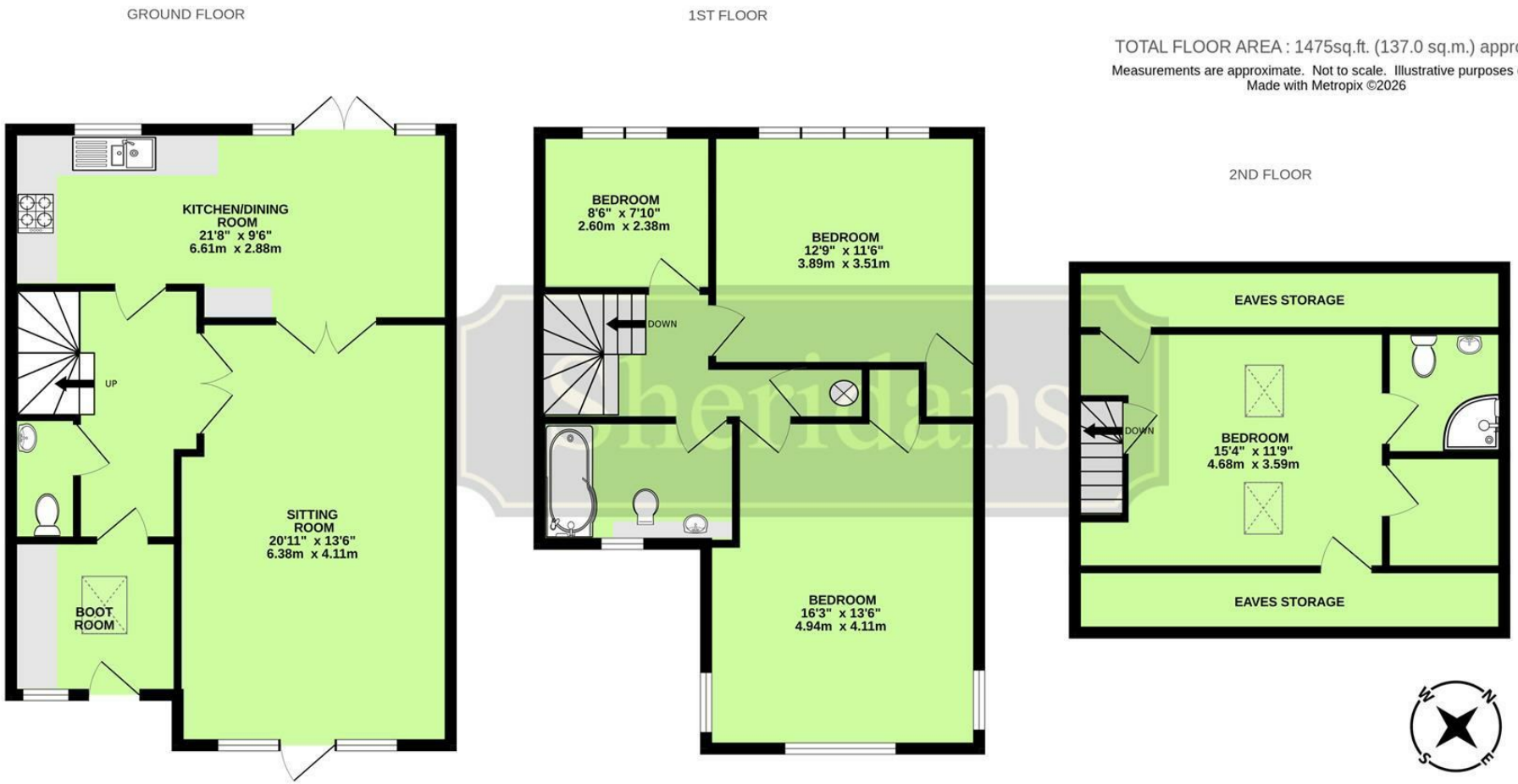
Location
Bradfield Combust is a well-regarded Suffolk village, conveniently located for the market town of Bury St Edmunds, which offers an excellent range of schooling, shopping and recreational facilities. The surrounding countryside provides attractive walking and riding opportunities.

Directions
When entering Bradfield Combust from the direction of Bury St Edmunds along the A134 towards Sudbury, take the turning towards Bradfield St Clare and Bradfield Hall Estate entrance is about 100 metres on the right. Follow the long driveway towards Bradfield Hall and then continue past the main building and to the left and you will come to the visitors parking area. The entrance to the property is located next to the visitor parking area and lake.

Services and agents note
Mains electricity, water and drainage. Electric storage heaters.
Council Tax: West Suffolk Band: E
Broadband speed: Up to 75 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: Very Low Risk for rivers and seas
Agents Note:

- NO ONWARD CHAIN
- Exclusive barn-style home within a prestigious country estate
- Four bedrooms arranged over three floors
- Spacious sitting room with garden access
- Well-appointed kitchen/dining room
- Private gardens with decked terrace
- Approximately 18 acres of communal parkland
- Access to lake, tennis court, indoor swimming pool, gym and bowling green
- Allocated and visitor parking
- Character features including exposed beams

The properties at Bradfield Hall are subject to a lease with each property owner having a share of the freehold and shares in Bradfield Hall Management Company. 999 years from 1 March 1989.
There is a monthly service charge of £403.47 and this includes water rates and sewage, buildings insurance, exterior maintenance and redecoration, window cleaning, upkeep and use of the communal gym, swimming pool and tennis court, synthetic bowls green, the 18 acres of grounds and gardens and outside lighting. Bradfield Hall Management Co Ltd owns the land of the estate.



These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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