



Elms Farm
Old Station Road | Mendlesham | Suffolk | IP14 5RS

FINE & COUNTRY

STUNNING FEATURES



“A beautiful and unusual period home with wonderful architectural detailing, sitting in around 2.7 acres of land, with formal gardens and paddocks. Outbuildings with planning permission add interesting potential, while the location – right on the edge of a lively village yet surrounded by open countryside – is a real delight.”



KEY FEATURES

- A Beautiful Grade II* Listed Farmhouse situated in the Village of Mendlesham
- Six Bedrooms; Attic Room and Storage Room; Three Bath/ Shower Rooms
- Kitchen/Breakfast Room with Separate Utility Room; Ground Floor WC
- Three Reception Rooms and a Study
- A Wealth of Original Features including Stunning Mural Paintings, Ceiling and Wall Timbers
- An Array of Outbuildings including a Piggery with Lapsed Planning Consent and a Barn with Planning Permission
- Three Carports with Loft Above; Garage and Machinery Store
- Four Stables and Plenty of Store Rooms and a Summerhouse
- The Grounds extend to 2.7 acres and include a Post and Rail Paddock
- The Accommodation extends to 4,057sq.ft
- EPC Exempt

Elms Farm is a fine Grade II* former hall house, dating back to the 15th century, with many impressive and unusual character features, including exposed ceiling and wall timbers, rare wall paintings and more.

Seasonal Welcome

Cool in summer and cosy in winter, the house offers a charming welcome throughout the seasons. On the ground floor, as well as the attractive classic country kitchen, complete with Aga and a companion oven, there are two studies, a formal dining room, cosy sitting room and the main drawing room. This gives great scope and flexibility for a family, so you can work from home, have teenagers in one room with their friends, a playroom perhaps for smaller children – whatever best suits your needs. It also makes the house great for entertaining, as the rooms are well proportioned and can comfortably accommodate a good number. Upstairs, six of the bedrooms are found on the first floor, along with three bath and shower rooms. With two staircases, again you have enormous flexibility. The current owners had relatives staying here for a number of weeks and each family had their own stairs and own end of the house, offering everyone privacy. If you have young children, you can be close by, whereas with older teens or adult guests, you can all spread out. There's even a sixth bedroom on the top floor. Everything has been incredibly well maintained and the current owners have fitted a new boiler and new sewage treatment plant among other improvements during their time here.





KEY FEATURES

It's a home that is very easy to live in, warm and welcoming, brimming with personality but relaxing and comfortable.

Explore The Area

The property comes with a number of outbuildings. The large detached barn has planning permission for conversion to a three-bedroom dwelling, while the former piggery has lapsed permission to become a two-bedroom bungalow. There's also a double garage, carport and stabling. One of the owners is a keen equestrian and having land for her horses was an important part of the move. Here you look out over the paddocks from the house itself and you have lovely bridle paths in the vicinity. The owner has found this to be a very equestrian-friendly area, but if you prefer, you could use the land for other animals or to become more self-sufficient. There's already an orchard, with cooking and eating apples, pears, plums, fig, quince and walnut trees, so you have a head start when it comes to enjoying your own produce. The formal gardens are lovely and include a summerhouse and an area of woodland with a bird hide. The owners have certainly found the area to be teeming with birdlife, from the swallows and swifts that return each year to the owls, woodpeckers, game birds and more in the fields around. Sit outside watching the sun go down, drink in hand, and all you hear is birdsong.

Rural Paradise

This is a slice of rural paradise, but whilst you're very private, you're certainly not isolated. Come out of the drive and turn left if you want country walks and open fields, turn right and you're in the village. The primary school, community centre and sports facilities are only just down the road, while the pub, fish and chip shop, convenience store and more add to the village's appeal. There's a friendly community too, with a mother and baby/toddler group and regular events such as summer fetes, Easter egg hunt, a scarecrow trail, fireworks and more, so if you're new to the area, you'll find it very easy to settle in and put down roots. You're near the A14 and the A140, halfway between Diss and Stowmarket, handy for travel down south or for the train to London.





























INFORMATION



On The Doorstep

Mendlesham is a thriving and well set up village with a primary school, community centre and sports facilities along with a pub, fish and chip shop, convenience store and more to add to the village's appeal. The village is very well placed for wider connectivity with the busy market town of Diss with its supermarkets, boutique shops and Corn Hall arts centre just 11 miles away and the town of Stowmarket just 6 miles distant. From both Diss and Stowmarket, trains depart regularly for London, Norwich and Cambridge.

How Far Is It To

The beautiful vibrant cathedral city of Norwich is approximately 30 miles to the north on the A140. Norwich has two shopping centres to include Chantry Place and Castle Quarter, cultural and leisure facilities, restaurants and cafes. It also has direct rail links to London amongst other destinations and an International Airport. The town of Ipswich can be found 16 miles to the south of Mendlesham and Stansted Airport just an hour and a half away.

Directions

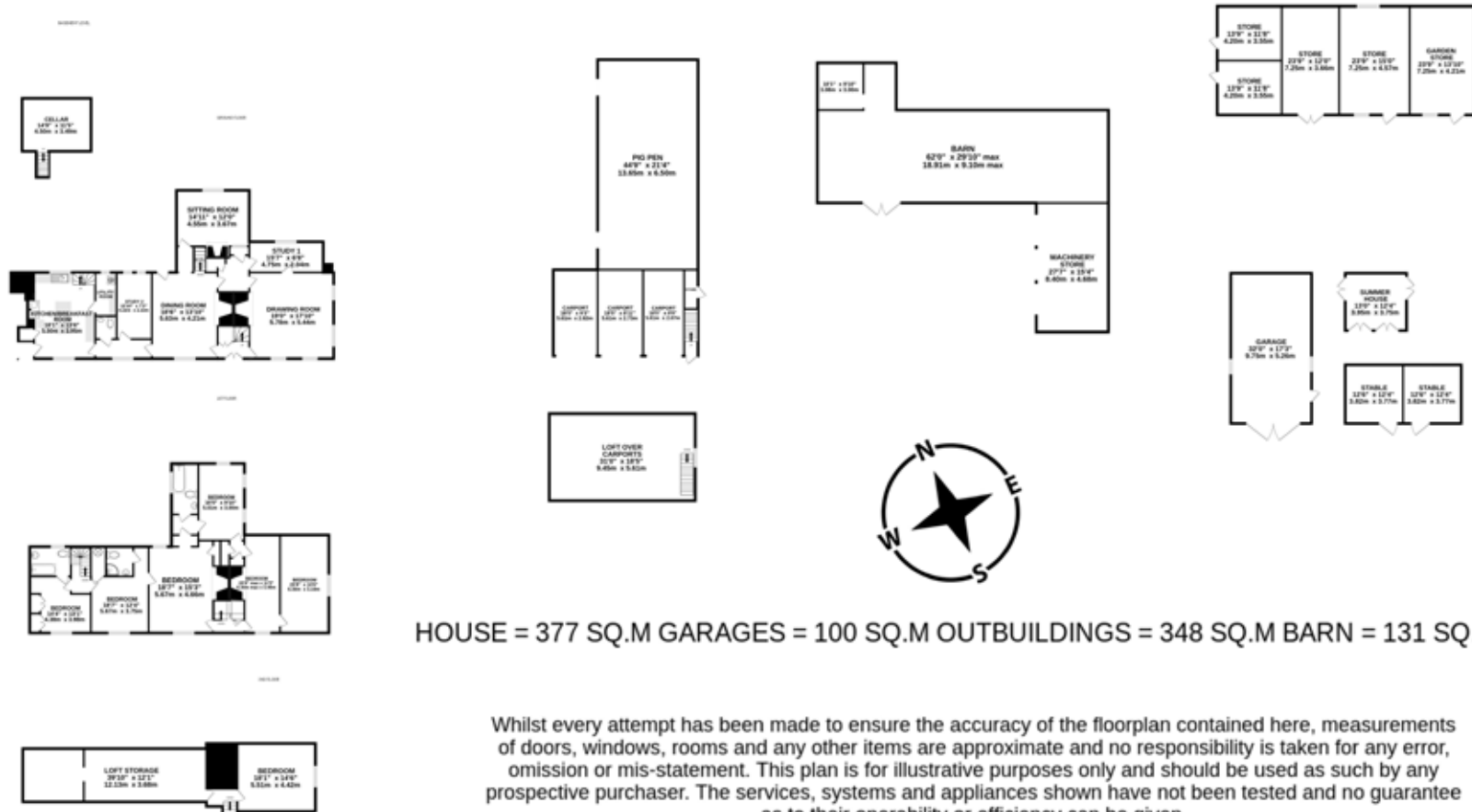
Proceed from the market town of Diss along the A140 in a southerly direction. Take a right hand turn signposted Mendlesham. On entering the village proceed past the village church and take a left hand turn baring left onto Old Station Road. The property will be located on the left hand side.

What 3 Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app and use the following three words to pinpoint the exact location of the property - [feasted.organ.hatch](https://www.feasted.org.uk/hatch)

Services, District Council and Tenure

Oil Fired Central Heating and Oil Fired Aga, Mains Water, Sewage Treatment Plant
Council Tax Band - G - Mid Suffolk District Council
Freehold



HOUSE = 377 SQ.M GARAGES = 100 SQ.M OUTBUILDINGS = 348 SQ.M BARN = 131 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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