



St. Michael's House  
St. Michael South Elmham | Suffolk | NR35 1ND

# MODERN MEDIEVAL



“Dating back to the 16th century with a medieval core, this period piece has been sympathetically and stylishly modernized in recent years and offers comfortable accommodation, currently set up as two homes.

A wonderfully secluded setting, you can enjoy your very own corner of the countryside here, whether as two homes or one, a holiday let or main residence, multiple generations living side by side – whatever suits.”



# KEY FEATURES

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- A Charming Grade II Listed Farmhouse with Adjoining Cottage
- Surrounded by Tranquil Countryside in the Hamlet of St Michael South Elmham
- Four Bedrooms in Main House and Three Bedrooms in Cottage
- Four Reception Rooms and Three Bathrooms between Both Properties
- A Wealth of Character can be found Throughout
- The Property has been Run as a Successful Holiday Let Business
- Sitting in Beautiful Gardens measuring approx. 0.75 of an acre
- Garaging and Generous Off Road Parking
- The Main House and Cottage extends to 4,248sq.ft
- EPC Exempt

Surrounded by beautiful countryside within easy reach of Harleston, Halesworth, Beccles, Bungay, Diss and the Suffolk Heritage Coast, you couldn't ask for a nicer location than this. With no light pollution at the property, on a clear night you can immerse yourself in the expanse of stars that spreads across the sky. With very little passing traffic, you can take the dogs out along the quiet lanes, or explore the network of footpaths. Back at home, turn into the drive and there's not a soul to disturb you.

## An Historic Home

The oldest part of the property is today the cottage, the smaller of the two residences forming this impressive abode. You can imagine the monks tending to vegetables in the garden and picture the pond stretching round the site as a moat. In more recent times, this was one of the eight farmhouses dotted around the Flixton Hall estate, home of John Tasburgh and later the Adair family.

While the Hall itself was one of the grandest houses in the region, this farmhouse would still have been a comfortable and prestigious home. It remained a farm until the 1970s and one of the village residents has fond memories of his childhood here. It's much more comfortable today, with a biomass boiler and central heating throughout both properties, plus ample insulation to ensure it remains a cosy and comfortable place to be.





# KEY FEATURES

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## Enormously Versatile

As previously mentioned, the property is currently two homes: the main house and the cottage. The former has two characterful and spacious reception rooms, one each side of the hallway, with this part of the house having wonderful oak panelling and beams. The welcoming kitchen is the perfect hub for family life or for socialising, with a delightful breakfast nook. A utility room, shower room, cloakroom and bedroom or study complete the ground floor, with a further four bedrooms and two bathrooms above. In the cottage, the oldest part, the large reception has plenty of room for seating and dining, leading you into the kitchen. There are three bedrooms, along with a bathroom and cloakroom. The cottage could be incorporated into the main house if desired, although as it is, there's a lot of versatility. The owners initially lived in the main house with their young family, and rented the cottage as a holiday let, before moving away and renting both with great success. "This was a magical place in which to raise our family. The kids had so much fun in the garden and enjoyed a lot of freedom."

## Gorgeous And Green

The gardens wrap around the property and are incredibly private with no neighbours to disturb. On a practical note, the gardens are also home to an outbuilding with two comfortable offices and a shower room, as well as a large storage shed. The pond attracts a huge amount of wildlife, deer passing by, hedgehogs and all the birds you could think of, plus plenty more besides! As the property is off the beaten track, you don't get much passing traffic, so you can explore safely. Park at Walberswick and walk to Southwold, or go bargain hunting at a local antiques market. You don't have to go far for your amenities and travel is convenient as it's a short drive to the station from where you can board the train to London. And when you do head back home, you can relax and unwind, well away from it all.





















# THE COTTAGE













# INFORMATION

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## On The Doorstep

The village of St. Michael South Elmham is one village in a cluster of villages known locally as 'The Saints' and is just a short drive from the attractive and popular market towns of Beccles, Bungay, Harleston, Halesworth & Diss, all of which offering independent shops and local amenities. Beccles, Diss & Halesworth also benefit from a direct rail link to London Liverpool Street.

## How Far Is It To?

The closest town is Bungay, just over 4 miles away. Halesworth is 6 miles and Harleston is just over 9 miles. Beccles is approximately 10 miles away, Diss is a little further at 18.5 miles and the Cathedral City of Norwich is 19 miles, which benefits from its wide range of shopping, leisure and entertainment facilities along with an international airport. The popular heritage coast can be found 14 miles to the east, where the nearest beach can be found at Walberswick along with the popular seaside town of Southwold with its famous beach huts and working lighthouse. Aldeburgh can be found 24 miles south of the property, where you can wander north along the beach and visit the four-metre high 'Scallop' designed by celebrated Suffolk born Maggi Hambling, made entirely of steel.

## Directions

Leave Beccles on the B1062 Bungay Road and continue onto the B1062 Hillside Road East when you reach Bungay. When you reach St. John's Road, turn right and immediately left onto Hillside Road West. Turn left onto St. Margarets Road and follow this road until you reach the T Junction. Turn right towards St Michael and Flixton. Follow this road. After the water tower, the property will be found on down the 2nd driveway on the right hand side.

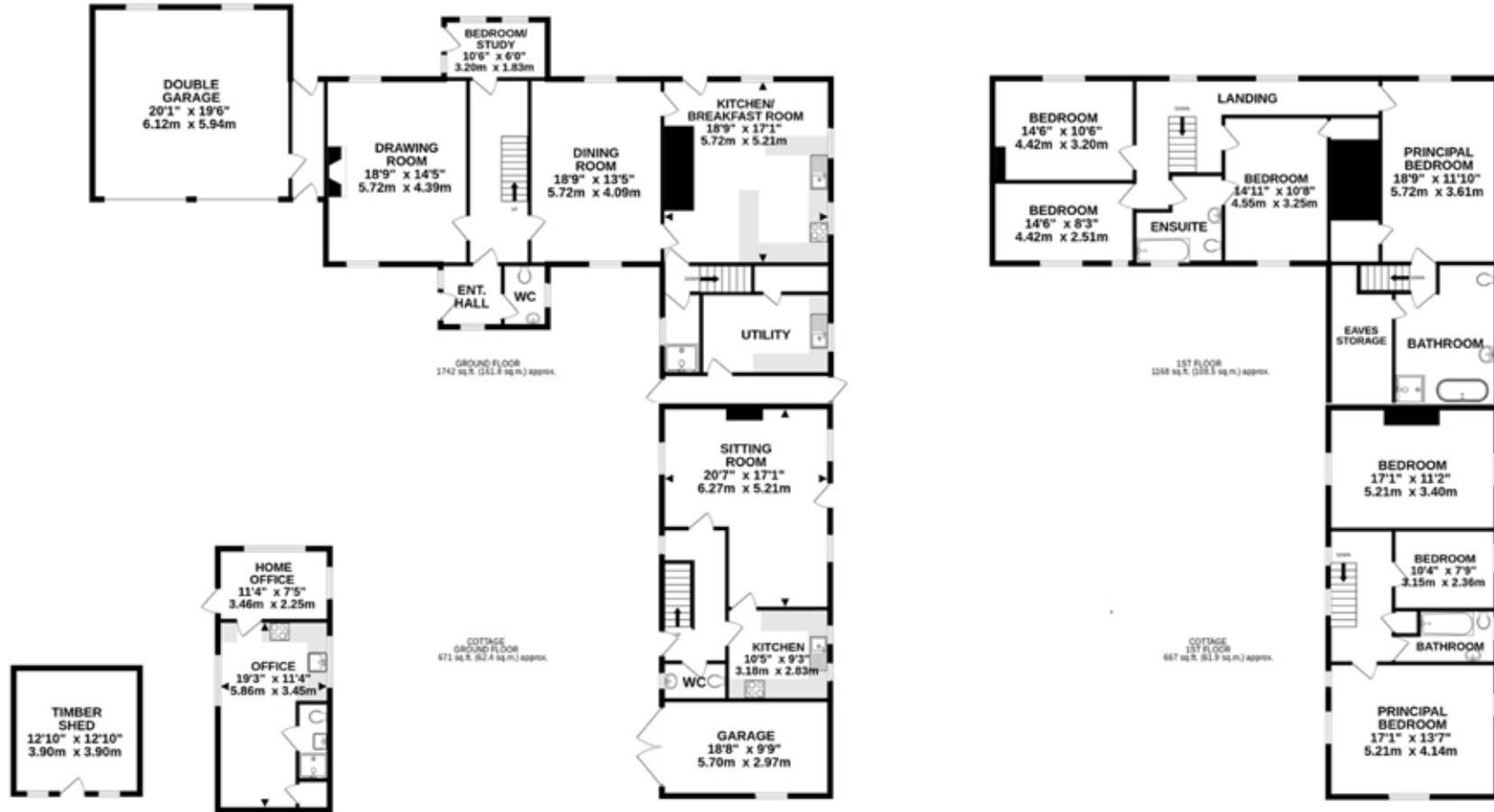
## What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words..[hometown.abundance.bluff](#)

## Services, District Council and Tenure

Bio Mass Heating, Woodburners, Mains Water  
Private Drainage via Water Treatment Plant  
East Suffolk Council – Council Tax Band Exempt

Freehold



FLOOR AREA - MAIN HOUSE : 2910 sq. ft. (270.3 sq. m.) approx.  
FLOOR AREA - COTTAGE : 1338 sq. ft. (124.3 sq. m.) approx.  
TOTAL FLOOR AREA : 4714 sq. ft. (437.9 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. [www.norfolkpropertyphotos.co.uk](http://www.norfolkpropertyphotos.co.uk)  
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This property is a Listed Building and therefore does not require an Energy Performance Certificate.



# FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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