



**New Farm
Shelland, Suffolk**

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New Farm, Shelland, Stowmarket, Suffolk, IP14 3HX

Centred around a large common and having a parish church, the hamlet of Shelland is situated approximately 2 miles from the picturesque and historical village of Woolpit. Woolpit offers a comprehensive range of everyday amenities including post office/village stores, primary school, bakery, coffee shop, hairdresser, doctor's surgery, two churches, garage/shop and public house. The market town of Stowmarket is approximately 4 miles and the Cathedral town of Bury St Edmunds is approximately 12 miles, both offering a comprehensive range of amenities and Stowmarket has a mainline rail link to London's Liverpool Street.

An impressive Grade II Listed detached farmhouse, cherished by the same family for over a century. This remarkable home offers substantial accommodation across three floors, retaining an abundance of character with period features dating to the early 1600s. The property is fair to say does require a degree of sympathetic updating but preserves its historical charm and elegance. The grounds extend to approximately 1.65 acres and include a variety of outbuildings, winding driveways, moated sections and secluded gardens, all set within an idyllic landscape that offers far-reaching countryside views.

An impressive Grade II Listed detached period farmhouse measuring over 4,800 sq ft with grounds approaching 1.65 acres.

Reception Hall

A splendid double-aspect room, located in the centre of the house offers versatility and charm with staircase rising to the first floor.

Drawing Room

This inviting sitting room exudes warmth and charm, with its exposed timber beams and characterful brick fireplace serving as the room's focal point. Natural light streams in through dual-aspect windows, illuminating the soft, neutral decor and enhancing the welcoming atmosphere. The room is well-proportioned, offering ample space for comfortable seating, ideal for family gatherings or hosting guests. Accents like the exposed beams and brickwork give a timeless appeal, while views of the mature garden add to the countryside ambiance.

Sitting Room

A beautifully proportioned room rich in period features by way of exposed timbers and studwork. This inviting space offers views over the garden, providing a perfect setting for formal gatherings. A further staircase leads to the first floor, along with a built-in cupboard. An external front door giving access to the grounds.

Dining Room

An elegant room ideal for entertaining, the dining room offers triple aspect and ample space for a generous dining table. Exposed subtle ceiling beams add rustic charm to this delightful room.

Kitchen

A country-style kitchen with wall and base units under work preparation surfaces that incorporate a one-and-a-half bowl sink unit with a mixer tap and single drainer. Spaces for rangemaster style cooker under extractor hood, dishwasher and large fridge freezer. An Inglenook style fireplace with exposed brick surround under bressummer beam add charm and functionality to the heart of the home, with a large walk-in pantry cupboard for additional storage.

Utility Room

Conveniently located next to the kitchen, the utility room offers additional storage and space/plumbing for a washing machine, with direct access to the rear garden.

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Kitchenette

Featuring an extensive range of matching wall and base units under work preparation surfaces, this area incorporates a sink unit with a mixer tap and single drainer. Space for a freestanding cooker under an extractor hood. The boiler is located in this area, with an external side door providing access to the grounds.

Downstairs Bathroom

A bathroom featuring a panelled bath, vanity unit with a sunken sink and mixer tap and a cupboard beneath. There is a W.C. and a heated towel rail.

Downstairs Shower Room

Having a shower cubicle with part tiled surround. Wall hung wash hand basin and a W.C.

First Floor

Landing

A welcoming area with a staircase leading to the second floor.

Master Bedroom

A spacious and serene master suite with garden views. Timber beams and period details create a warm, inviting atmosphere, with ample space for large furniture, making this a comfortable retreat. Double aspect.

Bedroom 2

Generously sized with original features, including exposed beams. Double aspect with views over the grounds. This room includes a built-in walk-in wardrobe and a further set of fitted wardrobes with sliding mirrored doors.

Bedroom 3

Featuring period detailing and a built-in wardrobe, this bedroom offers garden views and a cosy ambience. The original beams and windows add to the room's character, with a rear aspect.

Bathroom 1

A spacious bathroom featuring a panelled bath, vanity unit with a sunken sink and mixer tap, and a cupboard beneath. There is a W.C. and a heated towel rail.

Bedroom 4

A charming bedroom with extensive displays of exposed timbers and studwork, offering delightful views over the grounds and surrounding countryside. An attractive feature fireplace enhances the room's appeal.

Bathroom 2

This bathroom includes a built-in panelled bath, W.C., and wash hand basin.

Bedroom 5

Another charming bedroom showcasing exposed timbers and studwork, with delightful views over the grounds and neighbouring countryside. It also features an attractive feature fireplace.

Bedroom 6

A rear aspect room providing views of the grounds. Currently used as a home office by the present owners, it would easily revert to a bedroom if required.

Second Floor

Second Floor Areas

Separated into two sections accessed via two staircases. The first area features a bedroom and a playroom, while the second area is predominantly loft storage space.

Outside

Set amidst sweeping Suffolk countryside, this charming period property is brimming with character and timeless appeal. Approached via a private driveway, the house itself presents an elegant pink rendered façade with a

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classic tiled roof, framed by mature gardens that wrap around the property. A traditional porch marks the entrance, hinting at the character found within.

A picturesque outbuilding, with dark timber cladding and a tiled roof, sits in the foreground and offers potential for a variety of uses, from a home office to additional guest accommodation (subject to the necessary planning requirements). Adjacent to this is a modern double carport, providing ample covered parking, along with a summer house. Mature trees and hedges offer privacy and the surrounding fields provide a beautiful rural backdrop, enhancing the rural atmosphere of the setting.

Cart Lodge with Workshops

A cart lodge with two adjoining workshops, each with individual double doors.

Outbuilding

On the ground floor is a workshop with power and lighting connected, along with a garden barn with double doors and a staircase to the first floor. Upstairs is a room currently used as a games room.

SERVICES: Mains water, drainage and electricity are connected. Oil radiator heating. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: Mid Suffolk District Council. Band G

BROADBAND & MOBILE: Please see our website and Ofcom.org.uk for further details.

VIEWING: Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245.

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Approximate Gross Internal Area
 Main House 4810 sq ft (447 sq m)
 Outbuildings 1400 sq ft (130 sq m)
 Total 6210 sq ft (577 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk





