



Bradfield Hall, Bradfield Combust

Sheridans



Bradfield Hall, Bradfield Combust IP30 0LU

Guide Price £250,000

A unique lifestyle home set within this substantial country estate in 18-acres of parkland with lake, tennis court, swimming pool, and gym.

Situated in a stunning parkland setting, 11 Bradfield Hall is a unique cottage forming part of this splendid country estate. Bradfield Hall itself is a Grade II listed manor house, understood to date back to 1857 and of Jacobean and Gothic style. Set in approximately 18 acres of parkland, the hall and its outbuildings were converted some years ago, into 17 superior apartments, cottages and barn conversions.

The well-presented accommodation comprises; entrance door opening to Entrance Porch with door to Sitting Room: a light and airy reception room with window to front overlooking the Lake and grounds, spiral staircase to first floor, useful storage cupboard and opening leading to Dining Room: an ideal area for entertaining with windows overlooking rear grounds, sliding glass doors to side and terrace. Kitchen: the kitchen is fitted with a quality range of units providing drawer and cupboard space beneath preparation surfaces, whilst complemented by built in appliances including oven and hob.

On the first floor is a landing with airing cupboard. Bedroom one: with wardrobe cupboards, storage recess and roof light windows to front. Bedroom two: with roof light windows to front. Shower Room: with shower enclosure, WC and wash basin, roof light window to rear.

Outside

Bradfield Hall is approached along a sweeping driveway leading to the main house and grounds. The majority of the trees in the grounds are subject to preservation orders and there is a mound and moat which is an ancient monument. The park also contains a lake where fishing is permitted, ponds, lawns, meadows and an arboretum.

The cottage comes with a front garden, pretty rear garden/terrace with steps leading to the walled garden, two parking spaces, garage and use of visitor parking. Within the grounds is a tennis court, a new gymnasium (currently being built), indoor heated swimming pool and a bowling green.

Location

The property is pleasantly situated in the village of Bradfield Combust. Bradfield Combust is a small village with local pub, conveniently situated for access to Bury St Edmunds, Long Melford and Sudbury and the main road networks linking to London.

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 it to the left and you will come to the visitors parking area.

Services

Electricity, main water and drainage. Electric heating.

Agent's note

The properties at Bradfield Hall are subject to a lease with each

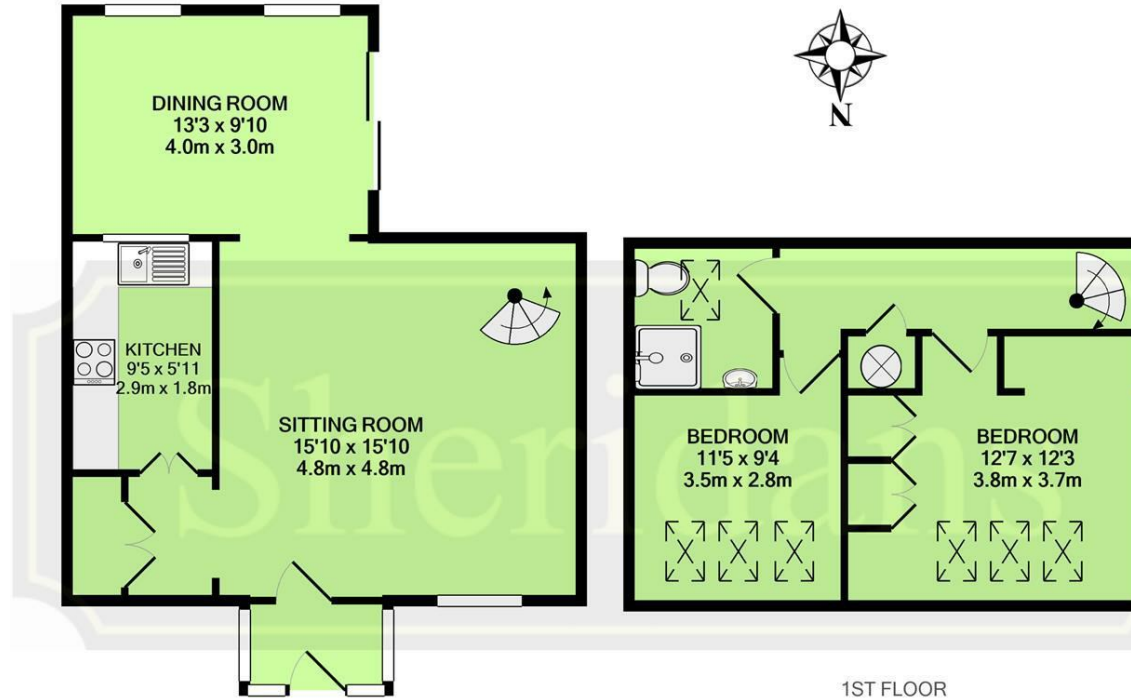
- Entrance porch
- Sitting room with spiral staircase
- Dining room
- Fitted kitchen
- Two bedrooms
- Shower Room
- Front and rear gardens
- Parking spaces, garage and visitor parking.
- Use of facilities including indoor swimming pool, tennis court, gym, bowling green and fishing/boating lake
- All in about 18 acres

property owner having a share of the freehold and shares in Bradfield Hall Management Company. There are 968 years remaining on the lease.

There is a monthly service charge of £247.16 and this includes water rates, buildings insurance, exterior maintenance and redecoration, window cleaning, upkeep of the communal gym, swimming pool and tennis court, the gardens and outside lighting. There is also a £50 per annum ground rent. Bradfield Hall Management Co Ltd owns the land of the estate.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		37	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			63
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR

1ST FLOOR

TOTAL APPROX. FLOOR AREA 850 SQ.FT. (79.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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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