



**TAN OFFICE FARM, CROSS GREEN,
HARTEST, SUFFOLK**



TAN OFFICE FARM,

Cross Green, Hartest, Bury St. Edmunds, Suffolk

A substantial detached farmhouse on a quiet no-through lane on the edge of a picturesque village set within around 5.5 acres of formal gardens and paddocks.

Bury St. Edmunds – 9 miles. Sudbury – 10 miles both with commuter link to London Liverpool Street Station.

- Detached Grade II Listed farmhouse
- Quiet rural location
- Four reception rooms
- Eight bedrooms
- Self contained annexe at one end of the house which functions well as a principal suite
- Farmhouse kitchen
- Utility/boot room
- Wine cellar
- Outbuilding with conversion potential
- Two garages / workshops and separate storage barn
- Beautiful formal gardens
- Three fenced paddocks ideal for equestrian use or livestock
- Generous parking area
- Beautiful open views over neighbouring farmland
- Situated in a picturesque village with highly regarded public house and occasional butchers
- Convenient transport links to Bury St Edmunds and Sudbury
- Catchment area for numerous highly regarded schools
- Short onward chain



LOCATION

Hartest is one of West Suffolk's most favoured villages. The Green, a conservation area, is characterised by its variety of period buildings and amenities include a primary school, a butchers, pub and village church. The market town of Sudbury with its commuter link to London Liverpool Street is about 10 miles south and the Cathedral town of Bury St Edmunds with its comprehensive amenities, about 9 miles north.

THE PROPERTY

A superb detached farmhouse dating back to the 16th century with later alterations and an impressive Georgian façade. The property is remarkably well-suited to modern family life with accommodation arranged primarily over three levels as well as a wine cellar. Characterful living space includes a drawing room, sitting room, reception/dining hall, and further reception room as well as a study/snug at ground floor. A farmhouse kitchen lays adjacent to a utility/boot room and an inner hall with access to a cloakroom and the cellar. Upstairs are a total of 8 bedrooms served by various bathrooms and cloakrooms. At one end of the house, the current owners have created a successful high-end holiday cottage which is easily incorporated back into the main house and would be ideal for use as the main principal suite or as a means to generate income.

Outside, the gardens are a genuine delight and include both formal gardens surrounding the property as well as a number of fenced paddocks. A detached outbuilding offers further conversion potential but currently contains a hayloft, two garages/workshops and two stables. There is a further storage barn within the grounds as well as a beautiful pond.

POSTCODE: IP29 4ED

WHAT3WORDS: polo.broth.posting

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000). **Council tax band:** G

AGENTS NOTES

The property is Grade II listed and thought to date back to the 1500s with an extension in the 1600s and a subsequent Georgian façade.

One end of the house (described as the principal suite with a reception room below) is run as a successful holiday cottage and therefore provides an immediate means of income. For further information please contact the office.



HOUSE

RECEPTION HALL: 17'9" x 12'5" (5.42m x 3.78m) An impressive entrance with a staircase rising to first floor with panelling and doors leading to:-

DRAWING ROOM: 17'5" x 15'1" (5.30m x 4.61m) An elegant room with cornicing, ceiling roses and a fireplace with a brick hearth and inset wood burning stove with a wooden mantel over. Dual aspect outlook over the grounds.

SITTING ROOM: 17'9" x 17'7" (5.40m x 5.35m) A well-proportioned room with a picture rail throughout, outlook over neighbouring farmland, exposed timbers and a fireplace with an oak bressumer beam, brick hearth and inset wood burning stove. Hallway leading to:-

KITCHEN/BREAKFAST ROOM: 14'8" x 11'9" (4.48m x 3.59m) A charming farmhouse kitchen with a matching range of base and wall level units with solid oak worksurfaces incorporating a ceramic one-and-a-half sink with mixer tap above and drainer to side. Integrated Smeg dishwasher, space for free-standing refrigerator/freezer and space for Range cooker with extractor fan over set within a chimney breast.

STUDY: 13'11" x 13'9" (4.24m x 4.19m) A superb place to work from home with doors opening onto the formal gardens.

UTILITY/BOOT ROOM: 16'5" x 12'9" (5.00m x 3.89m) With original exposed brick flooring, sink mounted on a brick plinth and space and plumbing for a washing machine. Doors opening to outside on both sides.

RECEPTION ROOM: 20'3" x 15'5" (6.17m x 4.70m) A wonderful room with an exposed brick floor and brick arch fireplace with an inset wood burning stove. Cast iron school style radiators, exposed studwork and timbers and a doorway leading to outside. Staircase rising to principal suite (see below).

REAR HALL: Door leading to outside, door with staircase leading down to cellar (see below) and further door leading to:-

CLOAKROOM: Containing a WC, pedestal wash hand basin and a towel rail.

CELLAR: Ideal for storage and arranged into two main parts.

First Floor

PRINCIPAL SUITE: 20'0" x 15'7" (6.10m x 4.75m) A charming room with a vaulted ceiling and impressive exposed timbers throughout and exposed brickwork. Plenty of room for a large king size bed and attractive outlook across the gardens. Opening leading to:-

EN-SUITE: 15'2" x 12'10" (4.62m x 3.92m) Luxuriously finished to an exceptionally high standard with engineered oak flooring, a double-width shower with a glass folding door, rainfall style showerhead and additional attachment below. Contemporary free-standing bath with mixer tap over, WC and a 'Neptune' wash hand basin.

LANDING: With staircase rising to first floor, useful airing cupboard off and various storage cupboards. Doors leading to:-

BEDROOM 2: 17'5" x 15'11" (5.31m x 4.84m) A wonderful dual aspect bedroom with exposed oak floorboards and door leading to:-

EN-SUITE CLOAKROOM: Containing a WC and pedestal wash hand basin.

BEDROOM 3: 17'5" x 15'8" (5.31m x 4.77m) A dual aspect room with feature fireplace with storage to each side and oak floorboards.

BEDROOM 4: 13'11" x 13'11" (4.25m x 4.23m) Well proportioned with a storage room containing a wash hand basin.

BEDROOM 5: 13'10" x 6'5" (4.21m x 1.96m) Ideal for use as a children's bedroom with a lovely open outlook across neighbouring fields.

BATHROOM: 11'3" x 10'5" (3.43m x 3.18m) With porcelain tiled flooring and panelled walls and containing a bath, separate tiled shower cubicle with glass sliding door, WC and a Heritage wash hand basin. Heated towel rail.

Second Floor

STUDY/LANDING: 13'9" x 10'0" (4.18m x 3.04m) With access to loft storage space and thumb latch doors leading to:-

BEDROOM 6: 13'5" x 11'1" (4.10m x 3.39m) A double room with a wonderful view and access to further storage.

BEDROOM 7: 12'6" x 10'10" (3.81m x 3.29m) With original exposed oak flooring and connecting to:-

BEDROOM 8: 11'5" x 10'10" (3.48m x 3.05m) With exposed flooring and currently in use as a dressing room/occasional bedroom.

Outside

The property is approached from a quiet no-through lane and is set back by an open expanse of lawn containing an impressive mature walnut tree and enclosed in part by a brick and flint wall. A pathway leads up to the front door. To the side of the property is a pebbled driveway which provides plenty of **OFF-ROAD PARKING** and leads onto a detached outbuilding.

OUTBUILDING

With space over two levels this part of the property offers the potential of further conversion (subject to any necessary consents) or for use in a number of possible ways including as stables for horses or livestock.

GROUND FLOOR: 22'10" x 15'1" (6.97m x 4.61m) Arranged into two loose bays with exposed timbers and a central block wall.

GARAGE/WORKSHOP: 15'3" x 11'1" (4.66m x 3.38m) Ideal for garden storage and with exposed brick and timbers.

GARAGE/WORKSHOP: 15'3" x 11'1" (4.65m x 3.39m) With power and light connected.

HAYLOFT: 23'2" x 15'5" (7.05 x 4.69m) Accessible via a ladder from the outside, currently providing useful storage space.

Formal gardens surround the property with a number of impressive specimen trees and a beautiful terrace ideal for alfresco dining. Of particular note is a central pond surrounded by mature birch and willow trees. Within the grounds is a useful **STORAGE BARN**. The grounds contain three separate paddocks enclosed by post and rail fencing ideal for buyers with equestrian needs.

In all about 5.5 acres (sts).

SERVICES: Main water and private drainage. Main electricity connected. Oil fired heating by radiators. **NOTE:** None of these services have been tested by the agent.

TENURE: Freehold.

VIEWING: Strictly by prior appointment only through DAVID BURR.

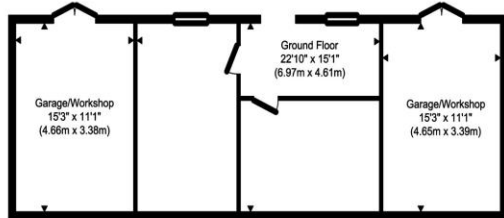
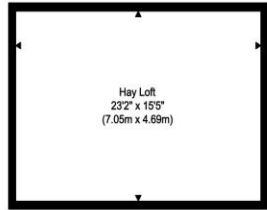
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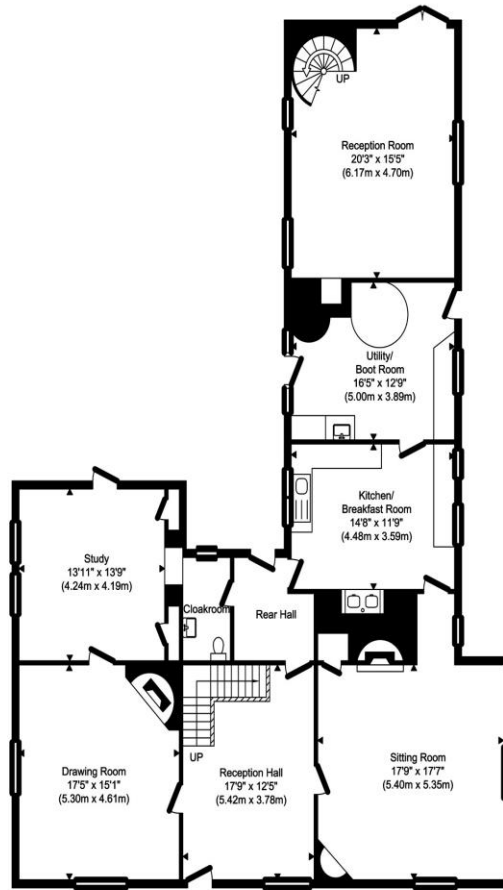


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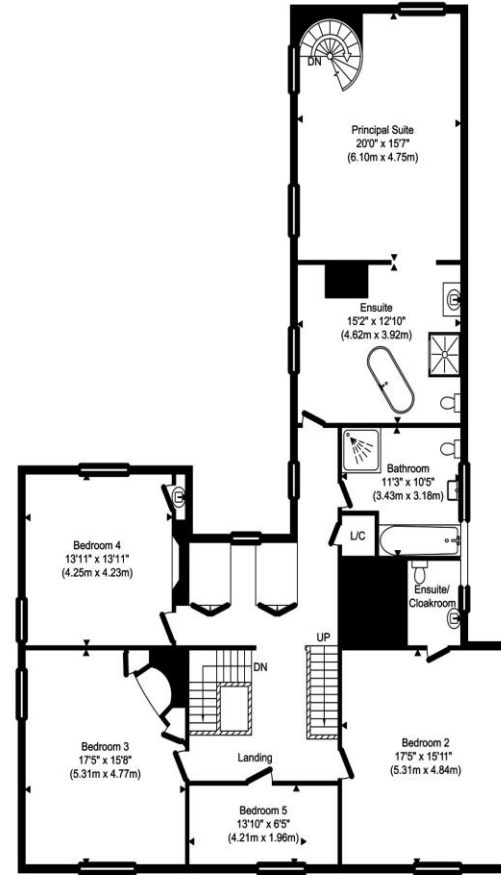
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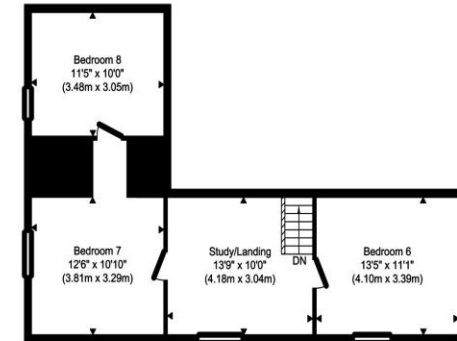
Outbuildings
Approximate Floor Area
1053.57 sq. ft.
(97.88 sq. m)



Ground Floor
Approximate Floor Area
1897.35 sq. ft.
(176.27 sq. m)



First Floor
Approximate Floor Area
1897.35 sq. ft.
(176.27 sq. m)



Second Floor
Approximate Floor Area
635.39 sq. ft.
(59.03 sq. m)

TOTAL APPROX. FLOOR AREA 5483.67 SQ.FT. (509.45Q.M.)

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