



Elmswell Park House
Norton Road, Elmswell.

DAVID
BURR



Elmswell Park House, Norton Road, Elmswell, IP30 9FS.

Elmswell Park House is situated in mid-Suffolk, just 9 miles from Bury St Edmunds and 20 miles from the renowned thoroughbred racing centre of Newmarket. The nearby village of Elmswell, just a mile and a half away, offers a range of day-to-day amenities, including a village shop, butchers, post office, pubs, and cafés. A train station provides regular services to Bury St Edmunds, Cambridge, and Ipswich. Excellent transport links, including the nearby A14, ensure easy access to Newmarket, Bury St Edmunds, and Ipswich.

At the heart of this remarkable estate, Elmswell Park House is an elegant Grade II listed Georgian residence, exuding timeless charm with its gault brick and flint elevations under a hipped slate roof. Set within beautifully maintained grounds, this impressive home offers a perfect balance of period character and practical living.

Elmswell Park House is an elegant Grade II listed Georgian residence, exuding timeless charm.

Key Features:

- Elegant Grade II listed Georgian home set in beautifully maintained grounds
- Six well-proportioned bedrooms, including a principal suite with dressing room
- Versatile living space with drawing room, sitting room, dining room, and study
- Spacious kitchen/snug with extensive utility area and cellar
- Landscaped gardens with sweeping gated driveway, tennis court, and croquet lawn
- Flint barn with garage, kennels, and additional storage.

Full Description:

At the heart of this remarkable estate, Elmswell Park House is an elegant Grade II listed Georgian residence, exuding timeless charm with its gault brick and flint elevations under a hipped slate roof. Set within beautifully maintained grounds, this impressive home offers a perfect balance of period character and practical living.

The accommodation is thoughtfully arranged, comprising six well-proportioned bedrooms. The principal suite enjoys a generous dressing room, while two of the bedrooms benefit from en-suite bathrooms. The ground floor is equally impressive, featuring a spacious **drawing room, sitting room, dining room, and study**, all offering exceptional natural light and a sense of grandeur.

The heart of the home is the **spacious kitchen/snug**, which provides an inviting and sociable setting. Extensive utility space and a conveniently located WC ensure practicality, while a cellar beneath the property offers additional storage.

Approached via a sweeping, gated driveway from the main road, the property enjoys a magnificent **setting within landscaped gardens of lawns and mature trees extending to approximately 3.5 acres**. A turning circle to the front of the house offers an elegant arrival, while leisure facilities include a **tennis court and croquet lawn**, perfect for entertaining and outdoor enjoyment.

A **charming flint barn** within the grounds provides excellent additional space, incorporating a **garage, kennels, and general storage**, adding to the estate's versatility.

This exceptional home offers an outstanding lifestyle in a picturesque setting, seamlessly blending history, elegance, and modern comfort.

****AGENT NOTE:** Some of the photos were taken in the Summer of 2024**

SERVICES: Mains Electricity, Water, with a Klargestar septic tank system in place and Oil-Fired central heating.

NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: Mid Suffolk District Council – Band E.

EPC RATING: E

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TENURE: A holding deposit of one week's rent will be required to process an application for a Tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover. Fees may be charged for late payment of rent and mislaid keys. The intended use for the property, Elmswell Park House, and the yard is for equestrian purposes.

BROADBAND AND 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

NOTICE Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

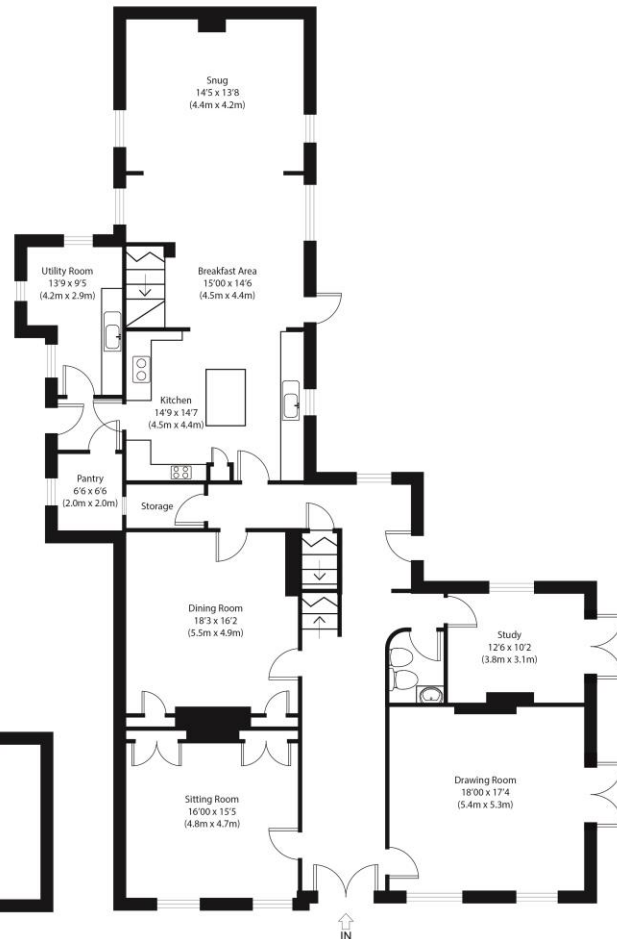
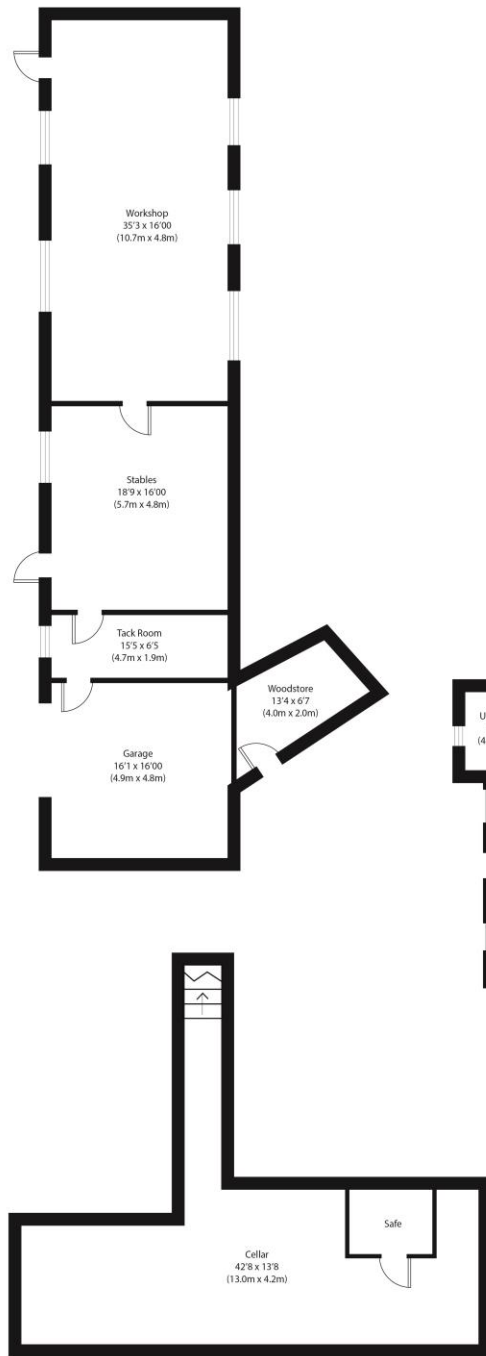






Approximate Gross Internal Area
Main House 5110 sq ft (475 sq m)
Outbuilding 1340 sq ft (124 sq m)
Total 6450 sq ft (599 sq m)

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.
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Ground Floor



First Floor

