



Residential Sales | Residential Lettings | Land & New Homes | Property Auctions

## Barningham Park Farm Barningham Park, Barningham, Bury St. Edmunds, IP31 1EA

A rare opportunity to rent a Grade II listed historic double fronted country home in an elevated position with views over unspoilt Suffolk countryside. Barningham Park Farm is a beautiful period home set in what was the original deer park of the Euston Estate, home to the Duke of Grafton. The property is accessed via a private road and offers approximately 3,800 sq ft of beautifully proportioned accommodation, set in 1.8 acres (sts) of mature grounds with an additional 2 acres of grazing land included. EPC; E, Council Tax Band: G.

£3,200 PCM

- Grade 2 Listed Detached House
- 5 Bedrooms – 1 En Suite
- 3 Reception Rooms plus Study
- 3,800 sq ft of Accommodation
- Set in 1.8 Acres (sts) with an Additional 2 Acres of Grazing Land
- Garage & Outbuildings
- Available Now





## ACCOMMODATION with approximate room sizes

### ENTRANCE HALL

with double front entrance door, staircase leading to the first floor, under stairs storage cupboard, radiator, quarry tiled flooring, large sash window, high ceilings.

### DRAWING ROOM

A double aspect room with sash windows to the front and side aspects with a beautiful ornate stone fireplace with a quarry tiled hearth, bay window seat, storage cupboards, picture rails, 2 radiators.

### DINING ROOM

with sash windows, bay window seat, 2 radiators, serving hatch from kitchen, tiled fireplace, uplighters, inset spotlights, picture rails.

### INNER HALLWAY

with a second staircase leading to the first floor, radiator, cupboard housing the meters, uplighters, laminate flooring, door to the rear aspect and door into a cloakroom with a low level WC.

### KITCHEN

with a range of matching wall and base units, 2 bowl stainless steel sink, water softener, electric double oven, 5 ring electric hob with work surfaces over, LPG AGA, tiled splashbacks, larder style cupboard and cupboard housing the hot water cylinder, radiator, laminate style flooring, space and plumbing for further appliances, window to the side aspect.

### SITTING ROOM

with a large red brick fireplace with quarry tiled hearth, French doors opening onto the side garden, radiator, built-in storage, picture rails, radiator.

### LAUNDRY ROOM

with a range of matching wall and base units, space and plumbing for appliances, Belfast style sink, laminate flooring, radiator, sash window to the side aspect.

### STUDY

with a radiator, window to the side aspect.

### FIRST FLOOR

### LANDING

with a large sash window to the front aspect, radiator, skylight, internal window into the secondary landing.

### PRIMARY BEDROOM

with a bay window to the front aspect, sash window to the side aspect with beautiful views overlooking the side garden, 2 radiators.

### EN SUITE BATHROOM

with a 4 piece suite comprising a low level WC, shower cubicle with tiled splashbacks, side panel bath, pedestal wash hand basin, vinyl style flooring, sash window to the side aspect.

### BEDROOM 2

with a bay sash window to the front aspect, 2 radiators.

### BEDROOM 3

with a radiator, built-in wardrobe, window to the side aspect.

### FAMILY BATHROOM

with a 4 piece suite comprising a low level WC, shower cubicle, side panel bath, pedestal wash hand basin, inset spotlights, 2 cupboards, radiator, window to the side aspect.

### BEDROOM 4

with a radiator, window to the side aspect.

### CLOAKROOM

with a low level WC, wall mounted wash hand basin, radiator, window to the rear aspect.

### FURTHER LANDING

with window to the rear aspect, door leading up to the second floor providing access to the loft space.

### BEDROOM 5/STUDIO

with a radiator, solid wood flooring, sash window to the side aspect.

### LOFT SPACE

currently boarded with a separate staircase

### OUTSIDE

Approached via a private ¼ mile road, this charming property is accessed by a traditional five-bar gate which leads onto a shingle laid driveway, with flower beds and mature shrub borders that offer privacy behind a screen of established trees. The driveway continues behind the property leading to a flint built garage, three further outbuildings, a flint-built WC and a further timber outbuilding, a uPVC oil tank and an outside oil boiler.

Set in 1.8 acres (sts) the gardens are beautifully designed, with an array of fruit trees, well-stocked borders, a red brick pathway around the property, and a shingled path leading through hedging to a secondary expansive garden area. There is the added benefit of 2 acres of designated grazing land, providing versatile and well-maintained pasture suitable for equine or light agricultural use. To the right hand side are expansive lawned gardens with uninterrupted views over open fields enclosed by mature trees. shrubs. a dedicated outdoor seating space, complete with a brick built pizza oven, enhances the idyllic countryside setting.

### GARAGE

Red brick and flint construction featuring an up-and-over door, tiled roof and side pedestrian access.

## Letting Agents Notes

Deposit - £3692.00

Holding Deposit - £738.00

EPC - E

Council Tax - G

Square Footage - 3800.00

Property Construction - Brick walls / tile & slate roof

Parking - Garage and Driveway

Electric Supply - Main

Water Supply - Estate Borehole (shared supply, a one third liability will pass with the sale)

Sewerage - Private septic tank

Heating sources - Oil fired heating and open fireplaces

Broadband Connected - Yes

Broadband Type - FTTC

Mobile Signal/Coverage - Limited with EE inside.

Flood risk - Very Low

Rights of Way, Easements, Covenants - We have been made aware this property contains restrictive covenants.

Listed - Grade 2

Conservation Area - No

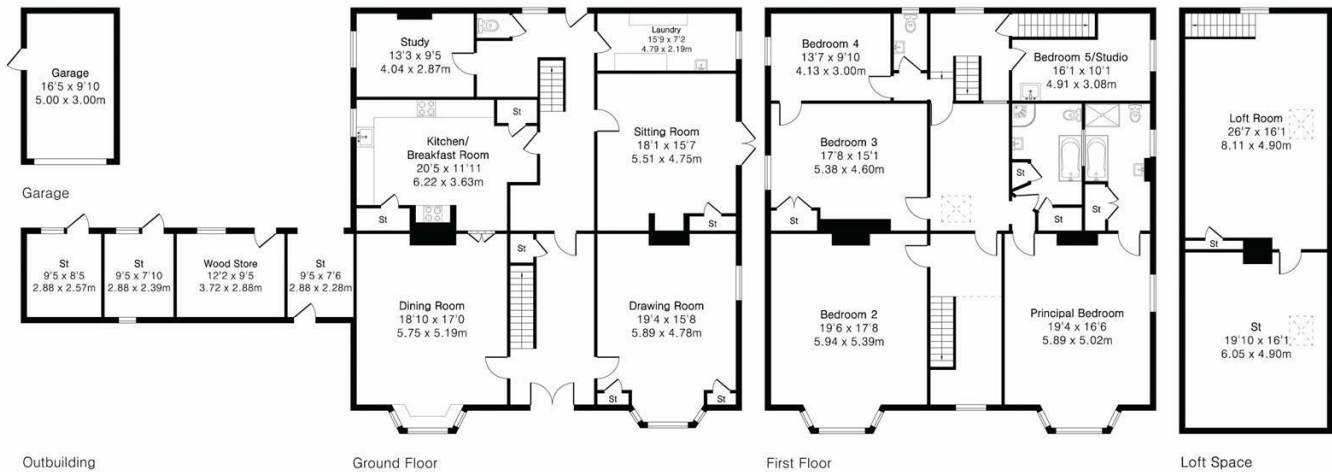
Building Safety - The vendor has made us aware that, to the best of their knowledge, there have been no adaptations made to the property for accessibility requirements during their ownership.

There's a programme of works already in place, which includes fresh redecoration throughout the property and new, high-quality carpets being fitted on the first floor. These updates will give the home a cleaner, brighter, and more welcoming feel for new tenants



Approximate Gross Internal Area 4614 sq ft - 429 sq m  
(Excluding Garage & Outbuilding)

Ground Floor Area 1927 sq ft – 179 sq m  
First Floor Area 1935 sq ft – 180 sq m  
Loft Space Area 752 sq ft – 70 sq m  
Garage Area 161 sq ft – 15 sq m  
Outbuilding Area 349 sq ft – 32 sq m



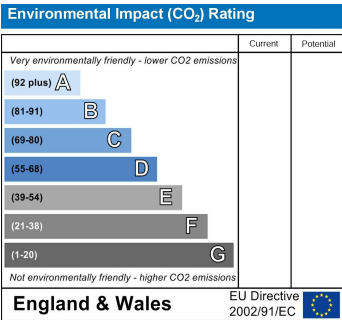
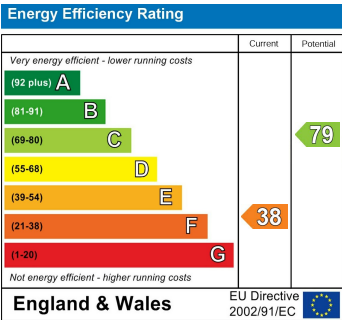
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Note: Not to scale –  
For guidance purposes only

Energy Rating

The graphs below show the property's Energy Efficiency and Environmental Impact Ratings



Special Notes

1. As the sellers agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
2. No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
3. Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
4. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
5. All dimensions are approximate and floor plans are for general guidance and are not to scale.
6. Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.  
If there is any point, which is of particular importance please ask us or seek professional verification.
7. These Sales Particulars do not constitute a contract or part of a contract.

Agents note: [For more information on this property please refer to the Material Information Brochure on our website.](#)