



Charming farmhouse & barn conversion set in rural idyll

Brook Farmhouse, Buttons Green, Cockfield, Suffolk, IP30 0JF

Freehold

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Farmhouse: 4 bedrooms, 2 bath/shower room, 2 reception rooms • Converted Barn: 3 bedrooms, 2 bath/shower rooms, large open plan reception room • workshop & store • mature gardens • about 0.7 acre

Local information

Brook Farmhouse occupies an exceptional secluded position on a no through road at the end of a quiet private track located at the very end of Buttons Green.

The hamlet of Buttons Green is one of several outlying hamlets, situated in beautiful undulating countryside, which makes up the village of Cockfield.

Local amenities include a public house, a restaurant, primary school, garage, two Churches and shop/Post Office.

Lavenham (4 miles) is believed to be one of England's finest old wool towns and offers extensive shopping and an exceptional range of restaurants, galleries and amazing timber framed buildings.

There are excellent schools close by including Old Buckenham Hall in the village of Brettenham (6 miles).

Bury St Edmunds (9 miles) and Sudbury (11 miles) have a much wider range of shopping, educational and recreational facilities. The latter benefits from a railway line to London's Liverpool Street Station the journey taking from 85 minutes.

About this property

Brook Farmhouse is a rare opportunity to acquire a charming, renovated three storey farmhouse alongside an extensive barn conversion both of which are situated in a fabulous, peaceful countryside

setting overlooking the surrounding Suffolk countryside.

The farmhouse is Grade II listed as being of Special Architectural and Historical, a fine example of medieval architecture, believed to date from the 16th and 17th century and is constructed from a timber frame, now faced in brick and plastered under a Norfolk Reed thatched roof.

Internally the property offers a wealth of original features such as exposed wooden and brick floors, timbers, studwork and fireplaces.

The farmhouse accommodation comprises an entrance hall which leads through to an Aga kitchen which is light and bright with a dual aspect, white wash oak beams, Butlers sink and larder.

The dining room/snug has views over the garden and door to the utility room. The sitting room is a spacious room with a substantial red brick fireplace with oak bressummer with wood burning stove and staircase to the first floor.

The first floor landing leads through to the vaulted principal bedroom, which proudly shows off the supporting crown post.

There are a further two bedrooms, walk through dressing room and family bathroom. The second floor provides a fourth bedroom and shower room.





The Converted Barn
Beautifully presented and exceptionally spacious, the barn incorporates 21st century comfort and design whilst retaining the original period features.

The conversion affords light and bright accommodation throughout offering flexible living space with a multitude of uses.

The ground floor living space has a stunning open plan sitting/ dining room flooded with natural light through mullion windows to the rear aspect.

Features include a limestone floor and oak and timber beams. The kitchen is fitted with a range of base and wall mounted units with wooden worktops, Franke Butler sink, Bosch dual oven and Zanussi four ring hob.

Double doors lead out onto a terrace area perfect for al fresco dining with far reaching views across the surrounding countryside.

The spacious principal bedroom with vaulted ceiling and exposed beams lies along the eastern end of the barn with an en suite bathroom.

An impressive mezzanine oak staircase leads up to a superb vaulted double bedroom with a cleverly designed shower room and there is an additional vaulted bedroom 3/games room.

Outside
Brook Farmhouse sits very well within its plot and is surrounded by undulating countryside with impressive views.

The property is approached over a private track through a wooden five bar gate, with a gravel parking area fronting the barn conversion.

The gardens surrounding the house on all sides are mainly laid to lawn and benefit from mature, established trees which offer the property a high degree of privacy and seclusion. A paved terrace lies at the rear of the property.

A range of useful outbuildings include a log store and workshop which would be suitable for conversion, subject to the necessary consents being obtained.

Services
Mains water, electricity. Private drainage. Oil fired central heating

Tenure
Freehold

Local Authority
Babergh District Council

Viewing
Strictly by appointment with Savills



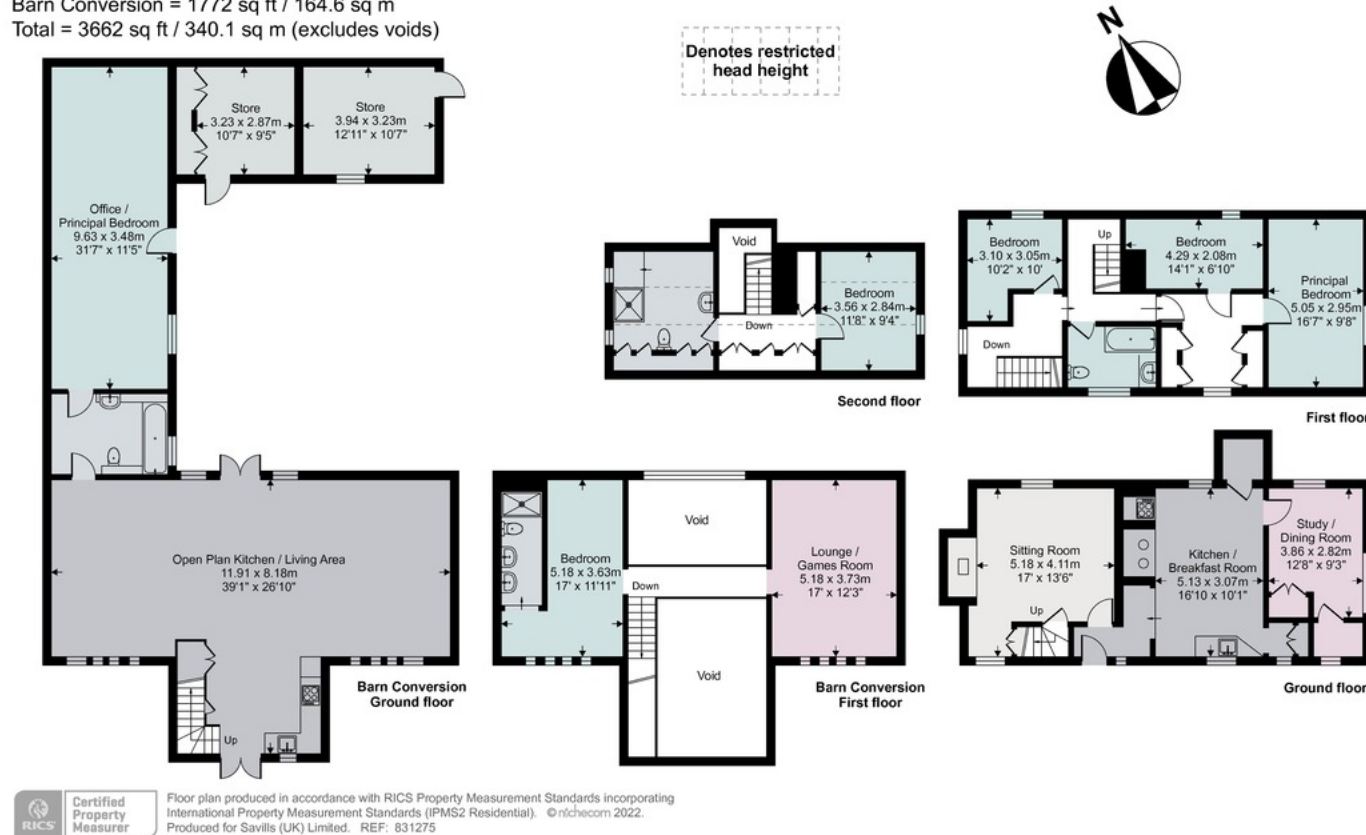






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Approximate Area = 1435 sq ft / 133.3 sq m
Limited Use Area(s) = 196 sq ft / 18.2 sq m
Outbuildings = 259 sq ft / 24 sq m
Barn Conversion = 1772 sq ft / 164.6 sq m
Total = 3662 sq ft / 340.1 sq m (excludes voids)



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