
DAVID
BURR
Elms Farmhouse,
Great Barton,
Bury St. Edmunds, Suffolk.









Elms Farmhouse,
Great Barton,
Bury St. Edmunds, Suffolk.

An impressive Grade II listed farmhouse combining exceptional period detail with thoughtfully updated accommodation and approximately 1.5 acres of land.

Location: Great Barton lies approximately three miles northeast of Bury St Edmunds, offering village amenities including a shop, post office, public house and primary school. Bury St Edmunds provides a wider range of shopping, leisure and cultural facilities, with railway stations available in the town and nearby Thurston. The A143 provides connections towards the surrounding road network.

- Grade II listed farmhouse.
- Early seventeenth-century origins.
- Six bedrooms and five bathrooms.
- Four principal reception rooms.
- Contemporary kitchen/breakfast room.
- Oak-framed garden room.
- Rare historic painted ceiling.
- Approximately 1.5 acres.
- Double cart lodge and garage.
- Extensively improved and updated during the current owner's tenure.











THE PROPERTY

Elms Farmhouse is a substantial village home offering generous accommodation and a remarkable sense of history, conveniently situated for Bury St Edmunds. Believed to date from the early seventeenth century, this predominantly timber-framed farmhouse retains a wealth of architectural interest, complemented by extensive restoration and more recent improvements to the kitchen and bathrooms.

The entrance is through an oak porch with decorative brick flooring, opening into a welcoming dining hall where exposed timbers, oak boards and a wood-burning stove establish the character found throughout the house. Three further reception rooms provide considerable flexibility for family living and entertaining. The drawing room benefits from windows to two aspects, a distinctive brick fireplace and French doors to the garden, whilst the snug features an inglenook fireplace. A separate sitting room offers fitted storage and an attractive fireplace surround.

The kitchen/breakfast room combines contemporary cabinetry with granite work surfaces, integrated appliances and a generous island incorporating an oak breakfast bar. Adjoining this is an oak-framed garden room with limestone flooring and a wood-burning stove, providing an inviting space overlooking the grounds. A laundry room, cloakroom and cellar offer useful supporting accommodation.

An original seventeenth-century staircase leads to the first floor, where three-bedroom suites are accompanied by two additional bedrooms and a family bathroom. Of historical interest is the principal suite's rare painted ceiling, incorporating candle imagery. The second floor provides a further studio/bedroom with an adjoining shower room, together with separately accessed attic storage.

The gardens extend to approximately 1.5 acres and provide a mature setting around the house. Broad lawns are interspersed with established planting and specimen trees, including tulip and ginkgo, whilst lavender adds colour to the front garden. A decked seating area and pergola provide opportunities for outdoor dining and relaxation.

POSTCODE: IP31 2NP

WHAT3WORDS: ///horizons.robes.version

LOCAL AUTHORITY: West Suffolk Council: 01284 763233.

COUNCIL TAX: Band G - £3,800.83 - 2026.

IMPORTANT AGENTS NOTES: The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

VIEWING: Strictly by prior appointment only through DAVID BURR – (01284) 725525.

SERVICES: Mains water, electricity and drainage. Gas-fired heating. **NOTE:** None of these services have been tested by the agent.



Material Information

SERVICES: Mains water, electricity and drainage. Gas-fired heating. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. **Council Tax Band:** G.

EPC RATING: Exempt due to listed status.

PROPERTY POSTCODE: IP31 2NP.

TENURE: Freehold.

CONSTRUCTION TYPE: Timber framed.

COMMUNCIATION SERVICES: **Broadband Speed:** Up to 80 Mbps (source Ofcom).
Mobile Coverage: EE, Three, 02 and Vodafone – outdoor, likely. (source Ofcom).
NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting https://checker.ofcom.org.uk/.

SUBSIDENCE HISTORY: None known.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: Land off Mill Road, part of which is in the field behind the property has been earmarked for development although it is understood no formal permission has been granted.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: None known.

FLOOD RISK: None known.

ACCESSIBILITY ADAPTIONS: None known.

TREE PRESERVATION ORDERS: Yes, 2 trees – a lime and a copper beech.

DRIVEWAY: The driveway is an unadopted, privately maintained drive.

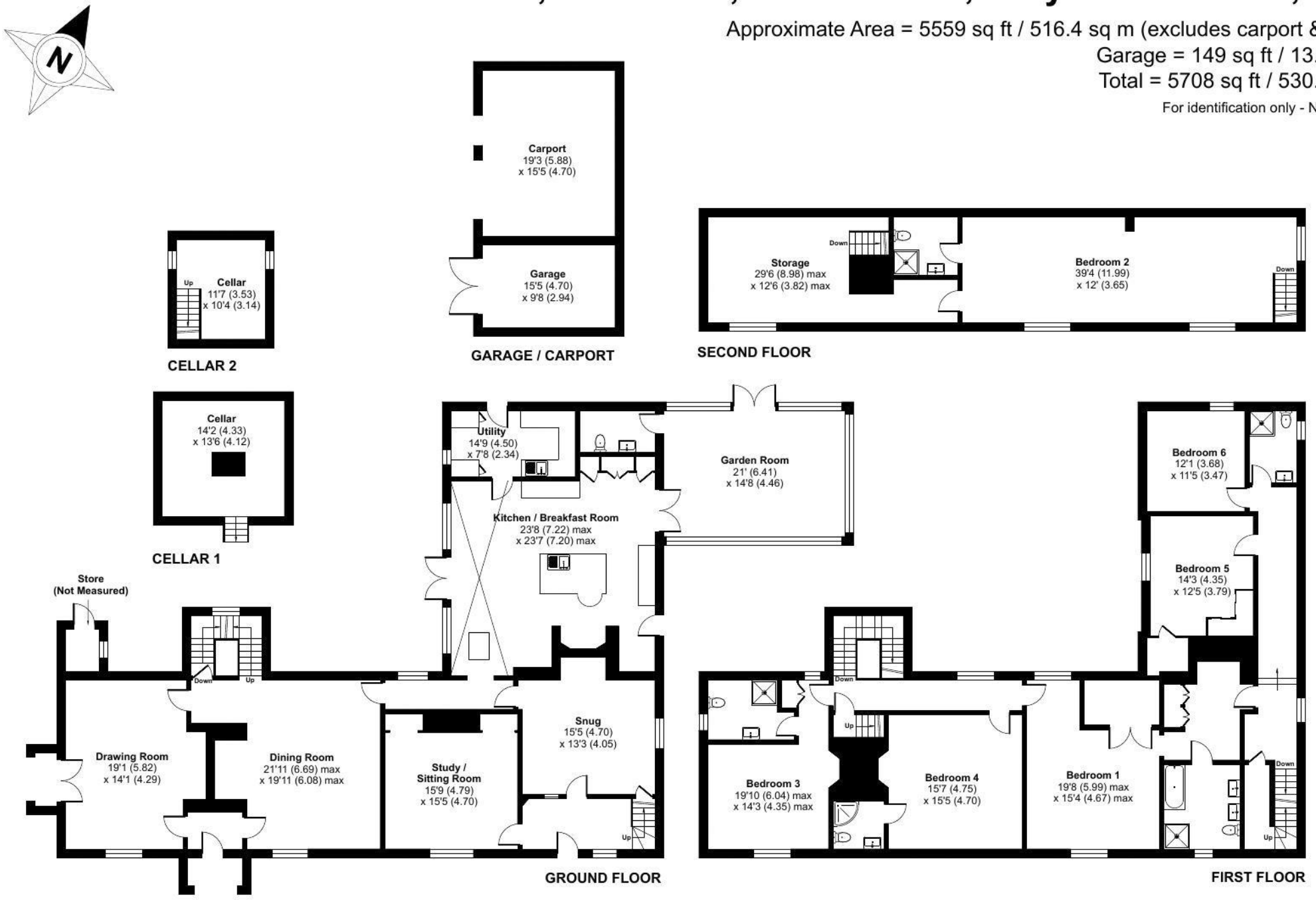
WHAT3WORDS: /// horizons.robes.version

VIEWING: Strictly by prior appointment only through DAVID BURR Bury St. Edmunds 01284 725525.

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 whatever 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.

Elms Farm House, The Street, Great Barton, Bury St. Edmunds, IP31

Approximate Area = 5559 sq ft / 516.4 sq m (excludes carport & store)
Garage = 149 sq ft / 13.8 sq m
Total = 5708 sq ft / 530.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
Produced for David Burr Ltd. REF: 1540658









