



**BRIDGE STREET FARM HOUSE**  
Bridge St. Long Melford, Suffolk

Carter Jonas



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## **BRIDGE STREET FARM HOUSE, BRIDGE STREET, LONG MELFORD, SUFFOLK, CO10 9BE**

Long Melford – 1 mile  
Lavenham – 3 miles  
Clare – 7 miles  
Bury St Edmunds – 10 miles

'High-status' jettied cross-wing timber frame • Host of fine period features • Mullion and leaded windows • Wealth of exposed timbers • Generous ceiling heights • Grounds of approximately three acres • Possibility to purchase further ten acres • Three self-contained units • Fabulous business possibilities

### **DESCRIPTION**

Once described by the renowned painter Munnings as the best farmhouse in Suffolk, Bridge Street Farm House is justifiably Listed Grade II\* as being of special architectural or historical interest. A magnificent example of an original Wealden Hall with Parlour, Great Hall (ceiled in about 1500) and former Buttery and Pantry with a solar chamber above, a dairy was added to the service end in the 17th Century. Significantly extended and remodelled over the centuries, today Bridge Street Farm House offers substantial and versatile accommodation retaining a host of attractive architectural characteristics. Requiring finishing following an extensive renovation program using sympathetic materials and hemp insulation beneath a lath and traditional lime mortar finish, final details including position and installation of the kitchen have been left to the successful purchaser to decide and fit out to taste.

**HISTORIC FORMER MANOR HOUSE LISTED GRADE II\* PARTIALLY RENOVATED & REFURBISHED OFFERING SUBSTANTIAL AND VERSITILE ACCOMODATION WITH POTENTIAL TO PROVIDE A HEALTHY INCOME.**











## LOCATION

Standing prominently back from the A134 on the periphery of the ancient Kentwell Hall Estate between the historic and popular tourist villages of Lavenham, Long Melford and Clare, and with the magnificent main house together with three self-contained units, Bridge Street Farm offers tremendous potential to provide a very healthy income as a bespoke 'high end' B&B with independent holiday accommodation. The mature grounds extend to approximately three acres with mature specimen trees, a picturesque brick lined pond and former tennis court.

Often referred to as the jewel in the crown of East Anglia, the thriving market town of Bury St Edmunds with its splendid Cathedral and historic abbey ruins lies approximately ten miles north providing a comprehensive range of schooling, shopping, recreational and cultural facilities. For everyday amenities the nearby villages of Long Melford & Lavenham boast an excellent range of stores, quaint shops, restaurants and historic village inns.



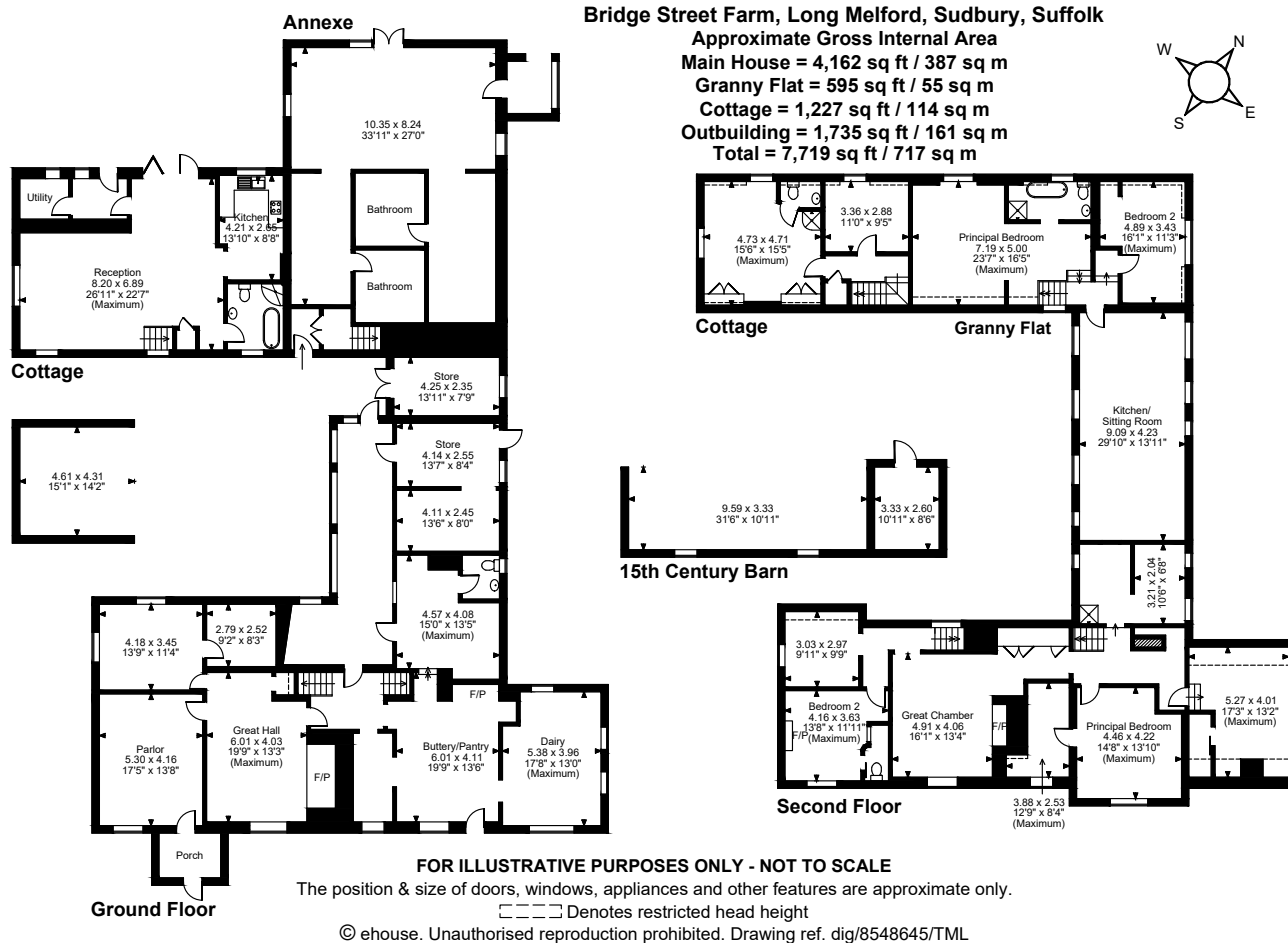
## ADDITIONAL INFORMATION

<b>Tenure:</b>	Freehold
<b>Services:</b>	It is understood that mains electricity and water are connected. Drainage via private system.
<b>Local Authority:</b>	Babergh Council. Band G
<b>WhatThreeWords:</b>	///downs.dude.escorting
<b>Viewing:</b>	By appointment with Carter Jonas T: 01787 882881









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