



**KENRAYBER**

Bradfield Combust, Suffolk

**Carter Jonas**

# KENRAYBER, THE STREET, BRADFIELD COMBUST, SUFFOLK, IP30 0LP

- 5 miles Bury St Edmunds
- 6 miles Lavenham
- 12 miles Sudbury
- 33 miles Cambridge

Entrance hall • Living room • Dining room • Study  
Kitchen • Family bathroom • Cloakroom • 4 bedrooms  
Workshop • Greenhouse • Double garage • About 0.6  
acres • Development potential • Nissan Hut • Westerly  
facing field views

## DESCRIPTION

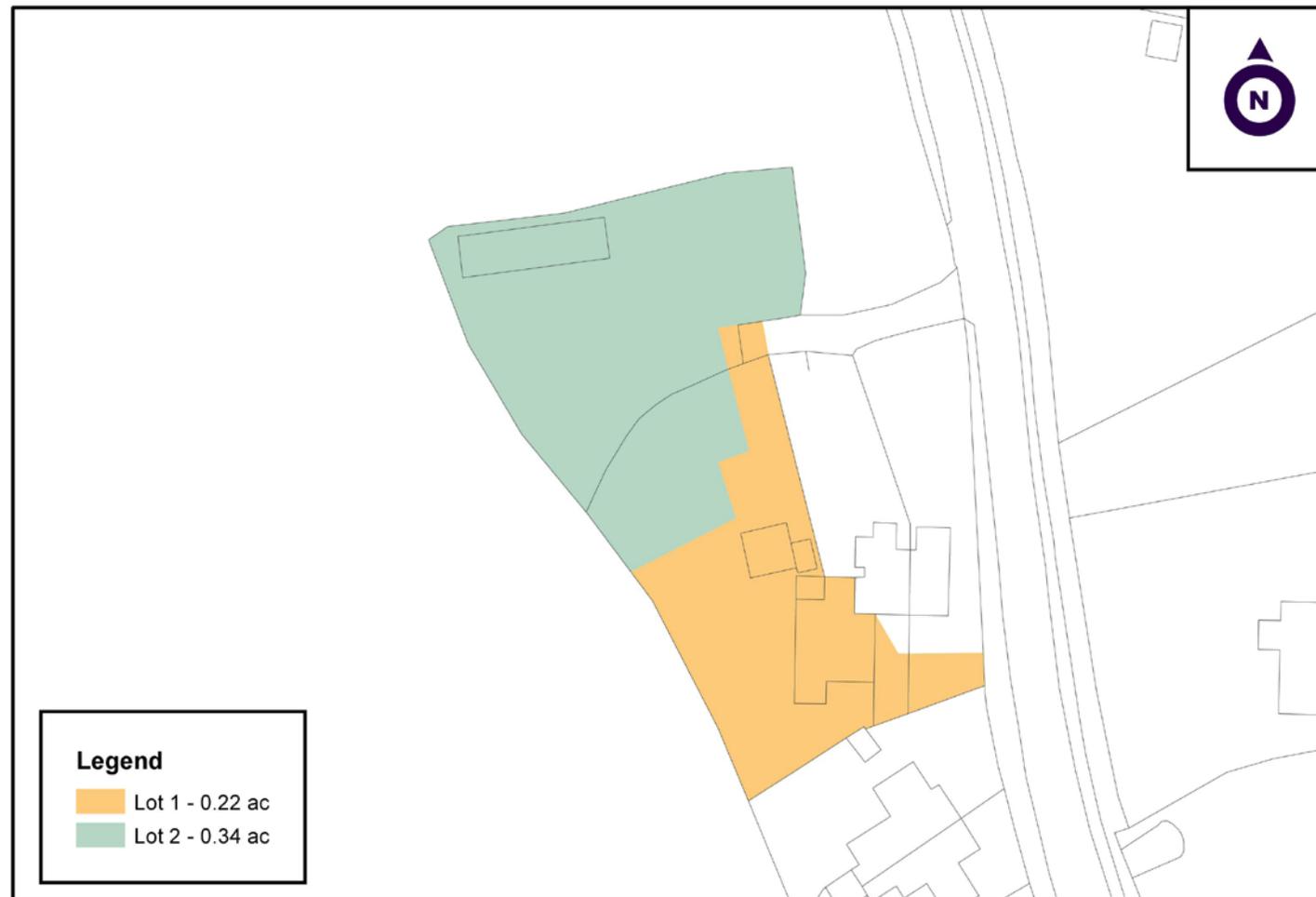
Kenrayber is a wonderful development opportunity to revive this family home to its former glory. The owner farmed the surrounding land and was the landlord of the local pub, The Manger. When he retired from The Manger, he moved the farm buildings from the pub to Kenrayber and ran the farm from there.

## LOT 1 - THE HOUSE IN 0.22 ACRES

You enter the house via the pathway from the road or back door from the off-street parking area. The house comprises: an entrance hall, living room, dining room, kitchen, study, family bathroom, cloakroom, four bedrooms, lean-to workshop and external greenhouse.

There is wonderful potential to create a stunning home and to carry out a full refurbishment and modernisation to create your own ideal home. The house benefits from a westerly facing, private rear garden which is mainly laid to lawn, with a variety of trees and mature shrubs, when cut back would provide fantastic views over the adjoining fields.

**A RARE OPPORTUNITY TO ACQUIRE AN UNLISTED 4 BEDROOM SEMI-DETACHED PROPERTY IN NEED OF FULL MODERNISATION WITH ADJOINING LAND TOTALLING ABOUT 0.6 ACRES AVAILABLE IN TWO LOTS OR AS A WHOLE.**



## LOT 2 - THE NISSEN HUT IN 0.34 ACRES

Totalling - 0.34 acres with shared vehicular access, the land is laid to grass with a Nissen hut that has potential for development (stp). The property befits form off-road parking for a number of cars and spectacular westerly views over the nearby fields.

### LOCATION

Bradfield Combust is a small hamlet just 5 miles south of Bury St Edmunds. There is a local pub, The Manger, and in nearby Bradfield St Clare is the popular Catholic church. The historic town of Lavenham is about 6 miles south and Bury St Edmunds is about 5 miles north which offers a comprehensive range of shopping and leisure facilities.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains water and electricity. Oil fired central heating. Private drainage (septic tank on the property) shared with cottages (no's 1, 2 & 5). The cost of emptying the tank has always been shared by all the users.

**Local Authority:** West Suffolk Council

**Council Tax:** Band D

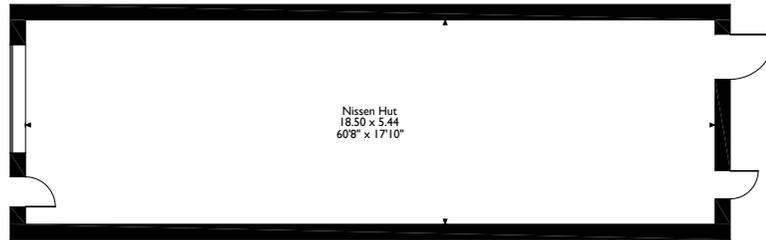
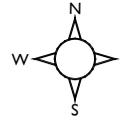
**Viewing:** By appointment with Carter Jonas  
T: Jack Cook 01223 346600

**Directions:** From Bury St Edmunds follow the A143 directed Sudbury for around 4 miles and you will come to the village of Bradfield Combust. Access to the property is located along the right hand side after the converted school house.

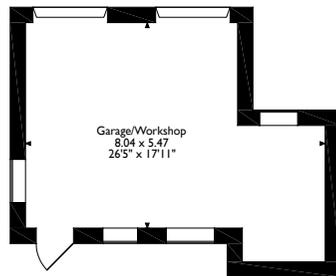
**Overage:** The land is to be sold with an overage in place of 35% for 35 years based on any development uplift across the property, further details available on request from the agents.



Kenrayber, The Street, Bradfield Combust, Bury St. Edmunds, Suffolk  
 Approximate Gross Internal Area  
 Main House = 173 Sq M/1859 Sq Ft  
 Garage = 40 Sq M/425 Sq Ft  
 Outbuildings = 101 Sq M/1083 Sq Ft



Outbuilding



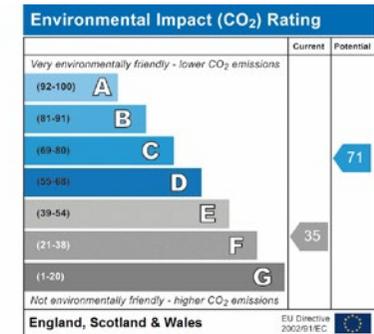
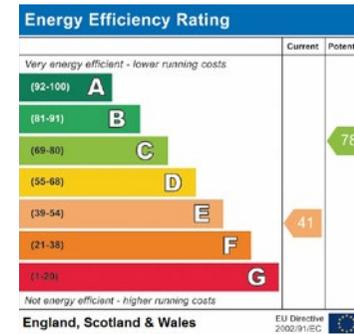
Outbuilding



Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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