



**BROOK HOUSE**

The Green, Hartest, Suffolk.

**Carter Jonas**

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## **BROOK HOUSE, THE GREEN, HARTEST, BURY ST EDMUNDS, SUFFOLK IP29 4DH**

Bury St Edmunds – 8 miles  
Long Melford – 6 miles  
Sudbury – 9 miles  
Cambridge – 30 miles

Listed Grade II as being of architectural interest. • Significantly and tastefully extended. • Recently re-thatched roofline. • Wealth of exposed timbers. • Large inglenook fireplaces. • Contemporary vaulted dining room. • Three further reception rooms. • Four bedrooms. • Four bathrooms. • Attractive split level gardens. • Wonderful views over the village green.

### **DESCRIPTION**

Dating back in part to the 17th Century and justifiably Listed Grade II as being of architectural or historical interest. Of traditional timber frame construction under a pitched thatch and tiled/slate roofline, Brook House has been significantly extended over the centuries and today provides generous well-proportioned accommodation, the scale and quality of which must be viewed to be truly appreciated. Recently the subject of tasteful updating and refurbishment, Brook House retains a host of original period features together with modern styling and living standards resulting in a highly individual and desirable home.

### **OUTSIDE**

Brook House has attractive split-level mature gardens to the rear, bridging the stream that flows through the village from which the property derives its name. There is a summer house, greenhouse and a former small garage which provides useful storage.

**AN OUTSTANDING 17TH CENTURY COTTAGE PROVIDING A SURPRISING LEVEL OF ACCOMMODATION DISPLAYING A HOST OF PERIOD FEATURES HARMONISING BEAUTIFULLY WITH 21ST CENTURY COMFORT AND CONTEMPORARY STYLING.**



## LOCATION

Situated in a lovely position in the heart of the village, Brook House has attractive split-level gardens to the rear and to the front enjoys wonderful views to the village green. Renowned for its annual village fete and the historic Crown Inn, the picturesque village of Hartest has a thriving community and is situated in undulating countryside approximately eight miles south of the cathedral town of Bury St Edmunds which provides a comprehensive range of schooling, shopping, recreational and cultural facilities. The nearby village of Long Melford and the market town of Sudbury offer a further range of excellent everyday amenities.

## ADDITIONAL INFORMATION

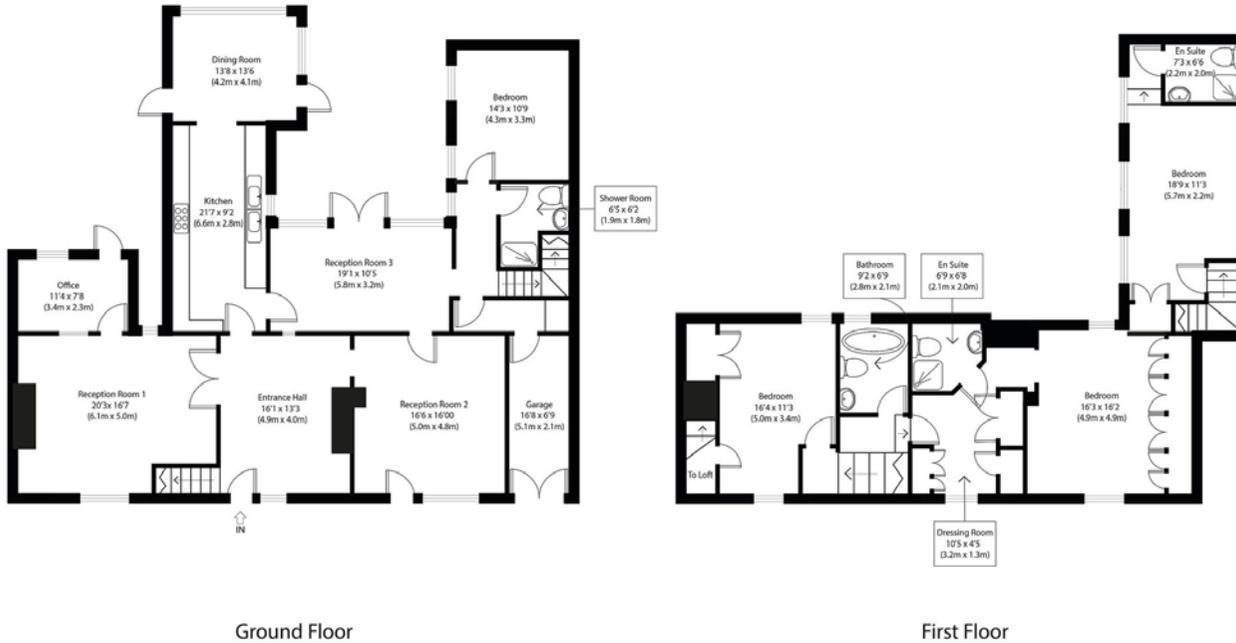
**Tenure:** Freehold  
**Services:** It is understood that mains water, electricity and drainage are connected. Oil fired central heating to radiators.

**Local Authority:** Babergh District Council - Band F

**What3Words:** ///amid.glaze.snippets.

**Viewing:** By appointment with Carter Jonas  
T: 01787 882881





Approximate Gross Internal Area  
2820 sq ft (262 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.ajphoto.co.uk

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