



HANNINGFIELDS FARMHOUSE
Lawshall, Bury St Edmunds, Suffolk

Carter Jonas

HANNINGFIELDS FARMHOUSE, LAWSHALL, BURY ST EDMUNDS, SUFFOLK, IP29 4QD

Bury St Edmunds – 6 miles
Long Melford – 7 miles
Lavenham – 7 miles
Sudbury – 9 miles

Grade II Listed timber frame farmhouse • Host of period features • Grounds of approximately 7.5 acres • Four reception rooms • Study • Conservatory • Two kitchens • Boot room • Utility • Six bedrooms • Two bathrooms • Quiet village location • Fabulous potential.

DESCRIPTION

Listed Grade II as being of architectural or historical interest. Hanningfield Farmhouse is a fine timber frame home with origins estimated to date back to the 16th Century. Following the trends in architectural styling, the farmhouse was re-fronted with an attractive gault brick façade in the late 18th Century incorporating sash windows and a handsome plain column Tuscan portico.

Under the same ownership for recent generations, the house itself provides substantial family accommodation, the rear wing of which is currently utilised as a self-contained cottage having tremendous scope to once again be incorporated into the main house to provide a fabulous 'farmhouse kitchen' and additional single dwelling accommodation. Indicative of properties which have not changed hands, various aspects might be considered 'slightly dated' by today's standards, with tremendous potential for refurbishment to reveal the historic fabric of the house and provide a home of immense charm and character.

HISTORIC TIMBER FRAME FARMHOUSE REQUIRING ELEMENTS OF UPDATING, PLEASANTLY SITUATED IN GROUNDS OF 7.5 ACRES INCLUDING FORMAL GARDENS, MEADOWS, A LARGE POND AND WOODLAND.



OUTSIDE

Set well back from the road and approached over a long driveway leading past the pond and divides into a carriage driveway which sweeps to the front of the house, the grounds to Hanningfields Farmhouse include formal gardens, meadows, ponds and woodland.

LOCATION

Hanningfields Farmhouse occupies a quiet and peaceful setting on the periphery of the village centre. The village of Lawshall has a thriving community where local amenities include primary school, village hall, historic village inn, Evangelical Free Church and the magnificent 13th Century parish Church of All Saints. The village is situated approximately six miles south of Bury St Edmunds which provides a comprehensive range of schooling, shopping, recreational and cultural facilities.

ADDITIONAL INFORMATION

Tenure: Freehold

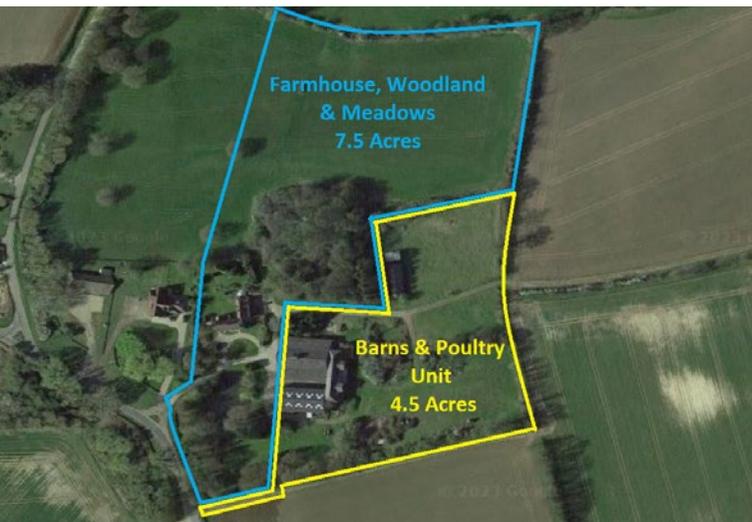
Services: It is understood that mains electricity, water and drainage are connected.

Local Authority: Babergh District Council. Band G

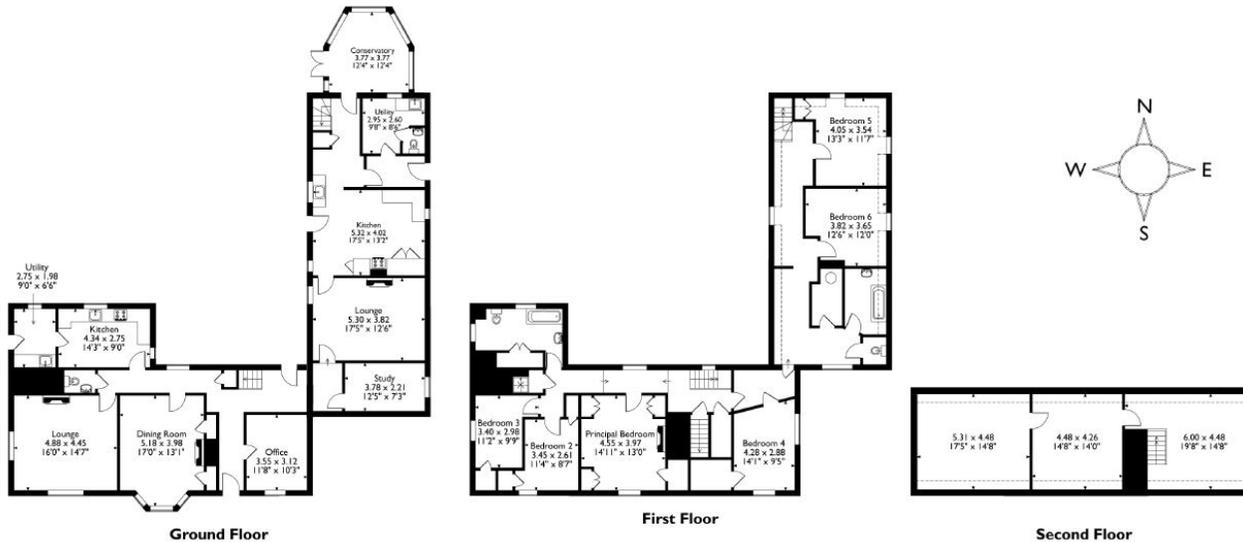
Viewing: Strictly by appointment with Carter Jonas

What3Words: ///quail.prove.windmills

Agents Note: The former barns together with an additional four acres of land to be assessed via a separate driveway are being sold separately by Carter Jonas under reference MEL230211.



Hanningfields Farm, Lawshall, Bury St. Edmunds, Suffolk
 Approximate Gross Internal Area
 Main House = 415 Sq M/4467 Sq Ft



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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