



Church Road, Bradfield St George

Guide Price: £750,000



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**CHURCH ROAD
BRADFIELD ST GEORGE
BURY ST EDMUNDS
SUFFOLK
IP30**

A well appointed large detached farmhouse with up to 9 bedrooms set over three floors including an attached self contained one bedroom annexe. Set in a rural location with views over open countryside and a large garden.

THIS PROPERTY IS SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION (Please refer to this section in the details for further information).

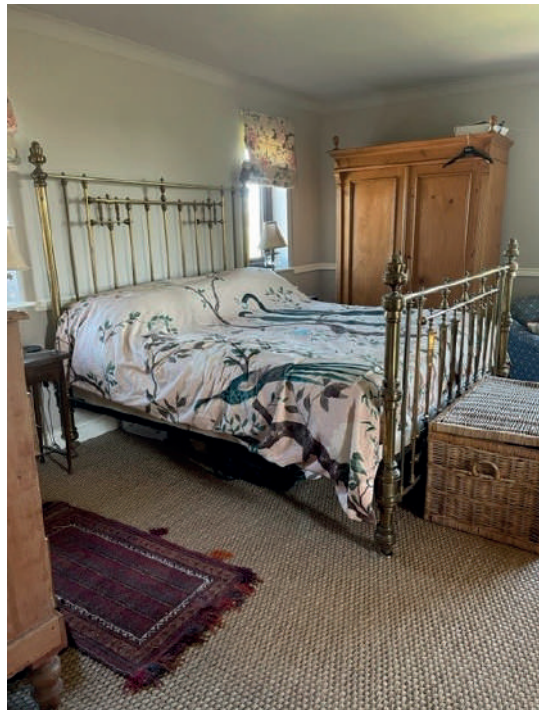
FOR SALE BY PRIVATE TREATY
Freehold with vacant possession on completion

Guide Price: £750,000

(Ref: C374)

These particulars give only a general outline and your attention is drawn to the important notice printed within them.





INTRODUCTION

This introduction and particulars are intended to give a fair and substantially correct overall description for the guidance of the intending purchasers and do not constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items.

SITUATION/LOCATION

The property is located in the sought after village of Bradfield St George which is approximately 6 miles south east of the historic market town of Bury St Edmunds.

The village includes a Village Hall and Church. Nearby Bury St Edmunds offers a range of facilities and amenities including primary and secondary schools, West Suffolk College, a variety of shops/cafes/restaurants, cinema and theatre and the Abbey Gardens.

The Train Station provides links to Ipswich and Cambridge.

DESCRIPTION

A well appointed large detached farmhouse with up to 9 bedrooms set over three floors with a large Kitchen/Dining room and an attached self contained one bedroom annexe. Set in a rural location with views over open countryside, large garden and parking for several cars.

ACCOMMODATION

With double glazing throughout, the accommodation comprises:

Ground Floor

Entrance Hall
Stairs to first floor.

Lounge
7.2m x 4.3m
Open fire and patio doors to rear.

Snug
3.6m x 3.2m
Patio doors to rear.

Ground floor continued...

Dining Room

3.6m x 5.4m (max)

off Kitchen giving an L shape.

Kitchen

6.6m x 3.3m

Electric AGA, range of wall and base units including a breakfast bar.

Rear Hallway

Cloakroom

W/C and wash hand basin.

Utility Room

Games Room/Office/Bedroom

5.6m x 6.3m

Bathroom (off Games Room/Office/Bedroom)

Bath, shower, W/C and wash hand basin.

First Floor

Master Bedroom

4.8m x 4.7m (max)

Dressing area and built-in wardrobe.

En-suite Bathroom

Bath, shower, W/C and wash hand basin.

Bedroom 2

4.3m x 3.6m

Built-in wardrobe, wash hand basin and loft storage cupboard.

Bedroom 3

4m x 3m

Built-in wardrobe.

Bedroom 4

3.5m x 3.3m

Built-in wardrobe.

Bedroom 5

3.6m x 2.5m

Family Bathroom

Bath, W/C and wash hand basin.

Shower Room

Standalone shower area.

Stairs to Second Floor

Second Floor (Attic Space)

Bedroom 6

4.8m x 3.9m

Restricted headroom in part, built-in wardrobe.

Bedroom 7

4.1m x 3.9m

Restricted headroom in part, built-in wardrobe, eaves storage cupboard.

Annexe

Converted two storey double garage comprising:

Lounge

Kitchen

Shower Room

First floor Bedroom

OUTSIDE

The farmhouse is approached via a gravel driveway with turning island.

The large garden is mainly laid to lawn with established plants and shrubs.

NOTE

Please note the annexe is currently let. Vacant possession on completion.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

We are not aware of any easements, wayleaves or rights of way affecting the property.

AGRICULTURAL OCCUPANCY CONDITION

Planning permission was granted for the farmhouse on the 23 May 1989 subject to eleven conditions, one of which was an Agricultural Occupancy Condition. Condition eight states:

'The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture as defined in Section 290(1) of the Town and Country Planning Act 1971, or in forestry or a dependent of such person residing with him or her, or a widow or widower of such a person.'

SECTION 52 AGREEMENT

This property is also subject to a Section 52 Agreement entered into on the 23 May 1989.

The agreement sets out various requirements prior to the construction of the farmhouse and a fifteen year bar on disposal of the property from the agreement date.

It is understood from the Vendors the terms have been satisfied.

For further information, please contact Acorus.

UPLIFT CLAUSE

The property will be sold subject to an uplift clause entitling the vendors to a share of any increase in value following any future removal of the agricultural occupancy condition.

SERVICES (not tested)

The property is provided with mains water and electricity.
Drainage is to a septic tank.
Central heating is provided by oil.

ENERGY PERFORMANCE RATING: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

LOCAL AUTHORITY

West Suffolk Council
www.westsuffolk.gov.uk
01284 763 233

Council Tax Band F.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING

Strictly by appointment with the selling agent Acorus.



IMPORTANT NOTICE

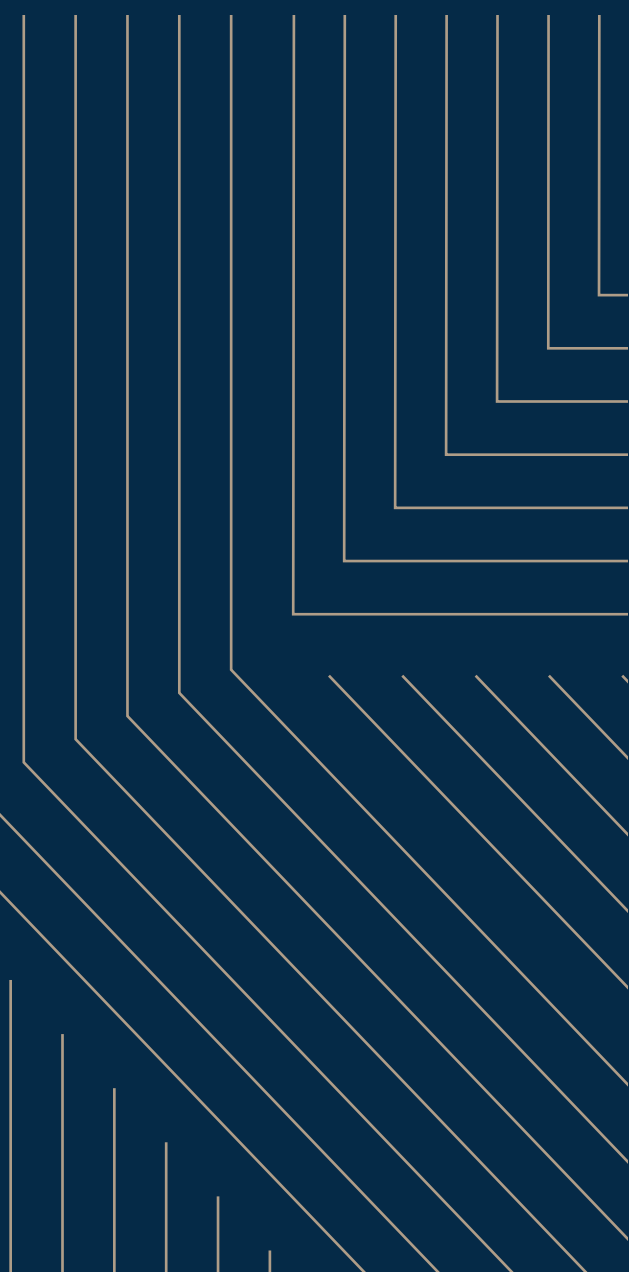
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1. These particulars are set out in general outline only for the guidance of intending purchasers/lessees and do not constitute part of an offer of contract. 2. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct. However, any intending purchasers/lessees should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each item. 3. No person in the employ of Acorus Rural Property Services Ltd has any authority to neither make or give any representation or warranty in relation to this property or these particulars, nor enter into any contract relating to the property on behalf of Acorus Rural Property Services Ltd, nor to any contract on behalf of the vendors/lessors. 4. No responsibility is taken by Acorus Rural Property Services Ltd for any error, omission or misstatement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending purchasers/lessees in inspecting the property, making further enquiries or submitting offers for the property. 6. All prices are quoted subject to contract and exclusive of VAT where relevant, except where otherwise stated. 7. In the case of agricultural property, intending purchasers/lessees should make their own independent enquiries in terms of eligibility for any entitlement schemes associated with the land being sold or leased. 8. The property is sold subject to and with the benefit of existing rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements, quasi easements, covenants and restrictive covenants whether referred to in these particulars or not. 9. Acorus Rural Property Services Ltd is registered in England at The Old Market Office, 10 Risbygate Street, Bury St Edmunds, Suffolk; IP33 3AA. Registration number 04514547.

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Please note in line with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, Acorus Rural Property Services Ltd are required to carry out Customer Due Diligence checks on parties to a property transaction, including proof of identity and identifying sources of funds.

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