




Jenkins Farmhouse

Bulmer Tye, Bulmer, Sudbury, Suffolk

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A recently renovated country home boasting flexible & spacious accommodation, with barns and grounds.

A beautifully presented timber framed farmhouse with several outbuildings ideal for conversion, set within charming grounds in a semi-rural position.



3 RECEPTION ROOMS



5 BEDROOMS



3 BATHROOMS



BARNs & BUILDINGS



2.76 ACRES



FREEHOLD



RURAL/VILLAGE



7,858 SQ FT



**GUIDE PRICE
£1,250,000**



The property

Positioned centrally within its grounds, in the hamlet of Bulmer, Jenkins Farmhouse is a charming family home, offering spacious and flexible accommodation. Believed to date back to the 16th century, the property is Grade II listed and offers a wealth of period features throughout including timbered ceilings, feature fireplaces and high ceilings throughout.

The ground floor accommodation is accessed via the reception hall and consists of a dual aspect sitting room with an impressive arched brick fireplace and wood burning stove, a study that sits to the right hand side, whilst to the other end of the corridor is the impressive drawing room and dining room, both have masses of natural light and the latter with doors leading to the gardens. The heart of the house is the farmhouse style kitchen/breakfast room with an impressive pillar box red AGA and beautiful stone floor; completing the ground floor is a useful boot room, utility room and shower room, making it the ideal family set up..

To the first floor there are five bedrooms, one of which has an en suite; all rooms benefitting of beautiful views of the surroundings. Further to this floor is a family bathroom with a contemporary free-standing bath and a shower.

Outside

The grounds total about 2.76 acres of gardens and is approached via a country lane that leads to an extensive yard with parking for numerous vehicles and access to the barns and buildings.

The gardens are mainly laid to lawn, surrounded by a variety of mature trees and flowerbeds along with a paved terrace. A large meadow sits to the front the plot, ideal for grazing. Within the grounds are a variety of useful outbuildings including a cartlodge with a workshop and garage, as well as two substantial barns which subject to the necessary consents could be converted to additional accommodation or home offices; though presently they offer great space for those wishing to use them for agriculture.





Location

Jenkins Farmhouse is positioned down a country lane behind Plough Green in Bulmer Tye, about 2 miles from the market town of Sudbury and 5 miles from Halstead. At Bulmer Tye there is The Bulmer Fox, a popular public house/restaurant and a primary school whilst in both Sudbury and Halstead there are a wide range of schools, shops, surgeries and pharmacies. Sudbury also has a branch railway line to Marks Tey from where there is a direct line to London's Liverpool Street Station.

The Essex/Suffolk border features some of the most historic and charming villages and towns such as Clare, Long Melford and Lavenham, all being within easy reach of Bulmer Tye.



Distances

- Sudbury 2 miles
- Long Melford 4 miles
- Colchester 16 miles

Nearby Stations

- Sudbury - branch line
- Marks Tey - main line
- Colchester - main line

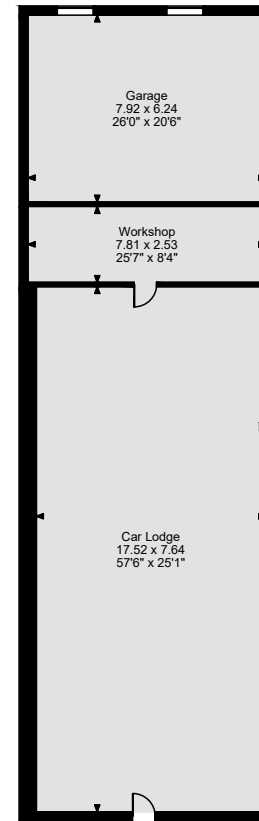
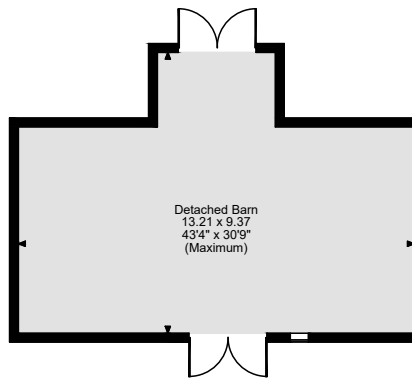
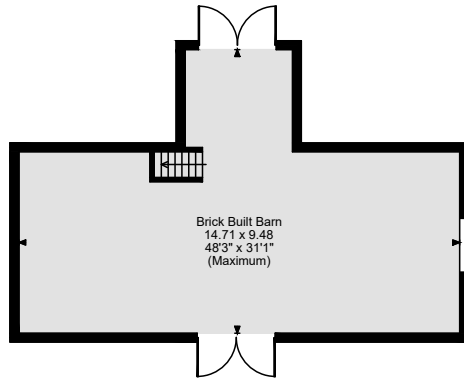
Key Locations

- Sudbury Market town
- The Bulmer Fox Public house/restaurant
- Historic Long Melford and Lavenham

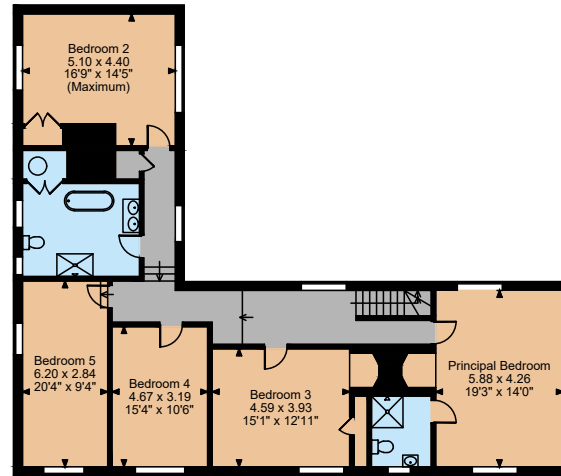
Nearby Schools

- Old Buckenham Hall Prep School
- Littlegarth Primary School
- Barnadiston Hall Prep School
- Bulmer Primary School





Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.

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Floorplans

House internal area 3,439 sq ft (320 sq m)
Outbuilding internal area 4,419 sq ft (410 sq m)
Total internal area 7,858 sq ft (730 sq m)
For identification purposes only.

Directions

CO10 7EE

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General

Local Authority: Braintree District Council

Services: Mains water and electricity are connected.
Oil fired central heating. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

Council Tax: Band G

Broadband: The current owner is using Starlink for internet that provides a 70-80mb download speed.

Agents Note

Potential purchasers should be aware that a
bridleway runs through the driveway, as does a right
of access to the neighbouring farm.

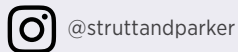
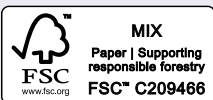
Suffolk

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