



**AN EXCEPTIONAL MOATED GRADE II LISTED FARMHOUSE WITH SUFFOLK BARN, LEISURE COMPLEX, STABLING AND PADDOCKS. ALL IN 5.35-ACRES**

Redcastle Farmhouse, Brand Road, Great Barton, Suffolk IP31 2PZ

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## Redcastle Farmhouse Brand Road Great Barton Suffolk IP31 2PZ

## AN EXCEPTIONAL MOATED GRADE II LISTED FARMHOUSE WITH SUFFOLK BARN, LEISURE COMPLEX, STABLING AND PADDOCKS. ALL IN 5.3-ACRES

- Bury St Edmunds 5 miles
- Stowmarket Mainline Station 14 miles
- Cambridge 34 miles

**Guide: £1.95m** (*Freehold*)

RECEPTION HALL • CLOAKROOM • SITTING ROOM • STUDY • DINING ROOM • KITCHEN/BREAKFAST ROOM • GARDEN ROOM • CELLAR • UTILITY ROOM • 5 DOUBLE BEDROOMS • DRESSING ROOM/BED 6 • 5 BATHROOMS • LEISURE COMPLEX AND SWIMMING POOL • SUFFOLK BARN • DOVECOTE • STABLING • PADDOCKS • MENAGE • TENNIS COURT

### **The Property** (4,413ft<sup>2</sup>)

Situated in a rural setting on the fringes of this well-regarded village, Redcastle Farmhouse is an exceptional period house, being Grade II listed due to its historical relevance and architect interest and built of traditional timber-frame construction with lime-washed elevations under a clay peg-tiled roofline.

With the earliest part of the property dating back to the 16<sup>th</sup>-century, there are many notable original features together with later 17<sup>th</sup> and 19<sup>th</sup>-century alterations which have been complemented by further remodelling in the last 20 years by the present owners - as a result the whole property provides a cohesive and well-arranged family home with comfortable and well-proportioned accommodation extending to around 4,400ft<sup>2</sup>.

The living space is arranged over three floors, comprising a large entrance/reception hall with tiled and oak flooring with staircase rising to first-floor, cloakroom, an elegant double-aspect study with fireplace housing a gas stove, a sitting room which also enjoys a double-aspect with attractive red-brick fireplace and doors to the dining room – a superb formal room with exposed timbers and large inglenook with some original 'recycled' Abbey stone and wood-burning stove, with secondary staircase to the first-floor.

The kitchen has been beautifully fitted with a bespoke solid oak farmhouse kitchen being equipped with freestanding range cooker with extractor over, granite worktop and matching island with breakfast bar, tiled flooring and access down to the garden terrace, a wine cellar, utility room and cloakroom. Accessed from the kitchen is a family room with tiled floors, fitted storage cupboards, exposed chimney breast and access to a garden terrace. The modern oak-framed garden room enjoys an easterly aspect with ceiling fans and tiled floor.









On the first-floor, is a large landing area, with the two front bedrooms forming part of the 19<sup>th</sup>-century front wing, with wonderful views over the grounds, generous ceiling heights and their own en suite bathrooms. The landing continues to the original timber-frame building, which forms the principal bedroom wing, with large double-aspect dressing room/bedroom, leading to bedroom and bathroom, with exposed timbers, wide original floorboards, ball-and-claw bath separate shower cubicle, low level WC and pedestal wash basin. On the second-floor is a landing with exposed chimney breast, with two double bedroom suites, exposed timbers and floorboards.

### Outbuildings

Within the grounds of Redcastle Farmhouse are a number of buildings, providing versatile options for those looking for overflow accommodation, entertaining areas or workspace. The **Pool House** (764ff<sup>2</sup>) comprising an open-plan entertaining area with fitted kitchen, shower/changing facilities and sauna, boiler room and exterior staircase to a cinema/games room. The **Suffolk Barn** (1,873ff<sup>2</sup>) is a stunning original agricultural timber-frame barn, equipped with bar area and perfect for family weddings or entertaining space.

### Outside

Redcastle Farmhouse is approached from the village lane via gates onto a long, sweeping gravelled drive, leading around to the extensive parking and double cart-lodge with adjoining workshop. There are gates giving access to the yard, with three stables and tack room, expanse of hard-standing leading to a fenced 60m x 20m menage. There are further post-and-rail paddocks to the west and north.

The formal gardens have been beautifully landscaped and designed, with a variety of 'rooms' within the land, from a landscaped gravelled garden, active vegetable gardens, to clever planting around the moat. Within the grounds is a heated swimming pool, tennis court and charming 16<sup>th</sup>-century Grade II listed timber-framed rectangular dovecote.

### Services

Mains water and electricity • LPG-fired heating • Private drainage via Klargester Treatment Plant • Council Tax Band 'G' • Full fibre broadband connected • Mobile: Ofcom suggest all providers likely.

### Location

Redcastle Farmhouse whilst addressed as Great Barton, actually falls within the parish of Pakenham, a well-regarded and attractive Suffolk village with a thriving community, with its local amenities including stores/post office, village hall, parish church and best known for its two historic mills, a watermill and windmill.

The village also offers a toddler group, various events throughout the year and the local public house (The Fox), which serves real ales and food. It's also in the catchment of an Ofsted outstanding primary school.

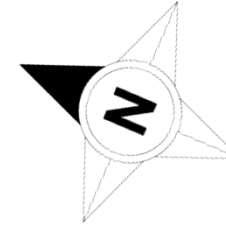


Approximate Gross Internal Area = 392 m<sup>2</sup> / 4219 ft<sup>2</sup>

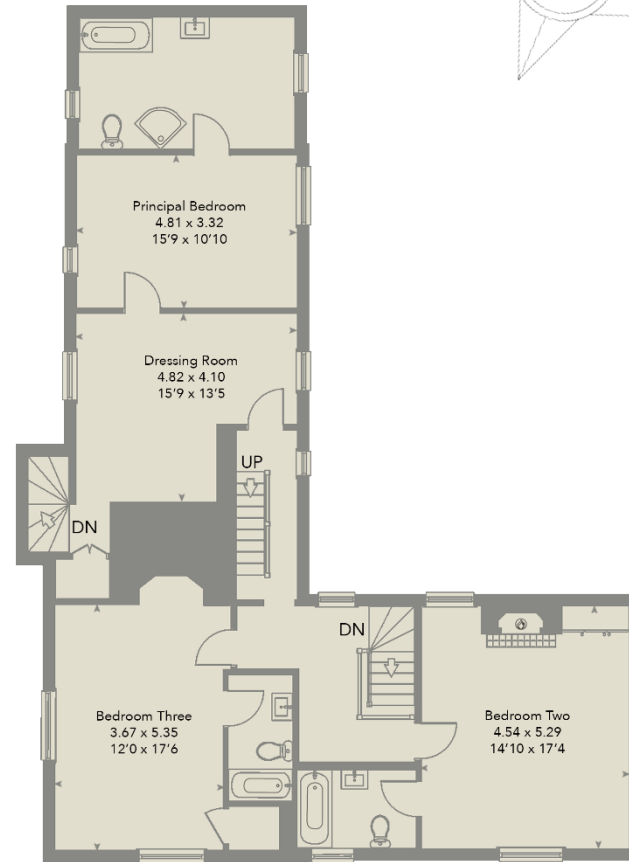
Basement = 18 m<sup>2</sup> / 194 ft<sup>2</sup>

Total = 410 m<sup>2</sup> / 4413 ft<sup>2</sup>

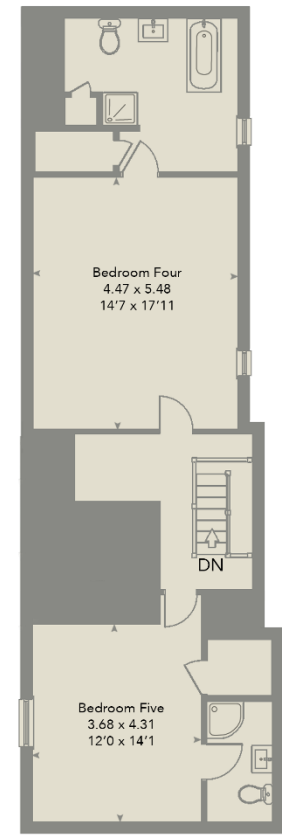
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Ground Floor



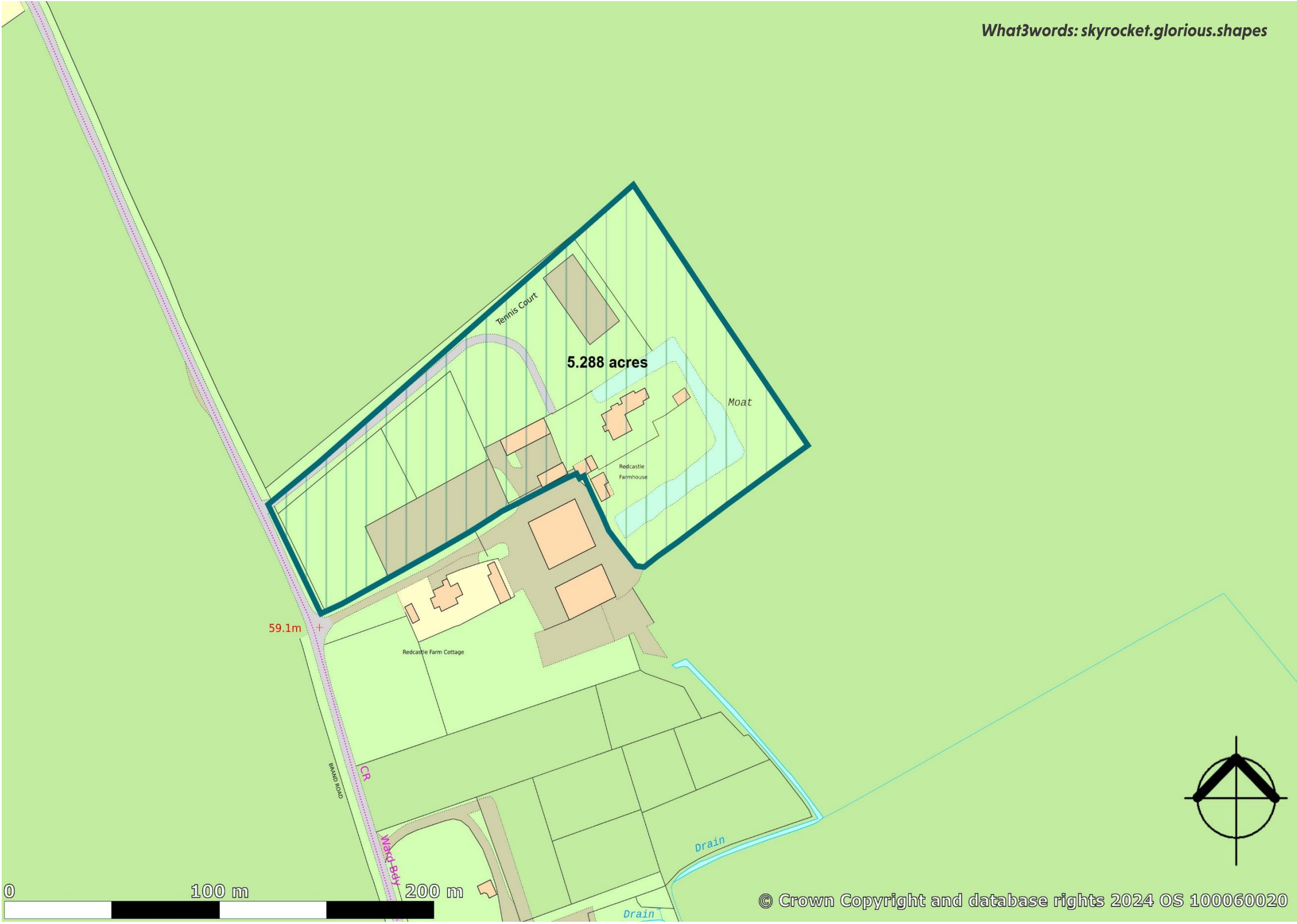
First Floor



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows, door openings and all measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. Produced on behalf of Bedfords Estate Agents © 2024





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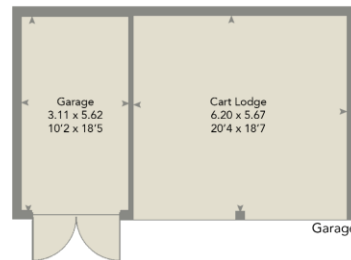
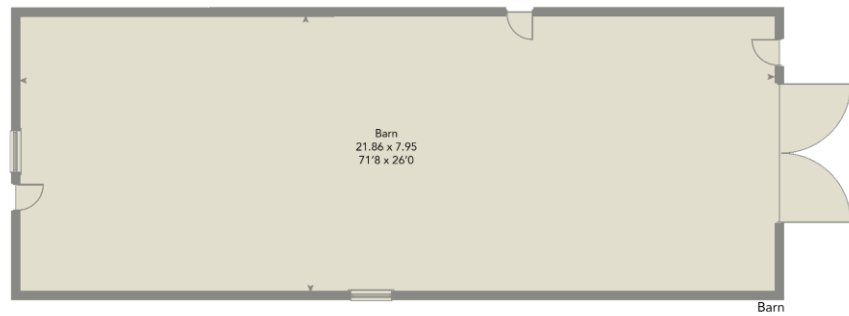
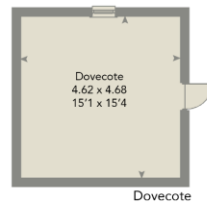
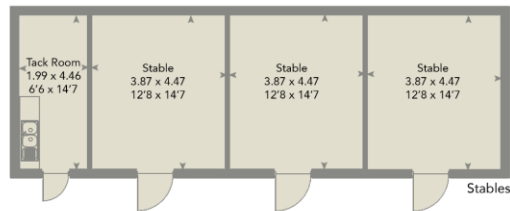
100 m

200 m

a



Barn = 174 m<sup>2</sup> / 1873 ft<sup>2</sup>  
Pool House = 71 m<sup>2</sup> / 764 ft<sup>2</sup>  
Stables = 62 m<sup>2</sup> / 667 ft<sup>2</sup>  
Garage = 53 m<sup>2</sup> / 570 ft<sup>2</sup>  
Dovecote = 22 m<sup>2</sup> / 237 ft<sup>2</sup>  
Total = 382 m<sup>2</sup> / 4111 ft<sup>2</sup>  
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