

DAVID
BURR



Mortlock Farm

Hundon, Suffolk

Mortlock Farm

Brockley Green, Hundon, Suffolk CO10 8DT

A handsome Victorian farmhouse with a wealth of original character, wonderful countryside surroundings and exciting potential for an annexe. Tucked away in the peaceful rural setting of Brockley Green, Mortlocks Farmhouse is a characterful Victorian home with an unmistakable sense of place. From its striking flint and brick elevations to the slate effect roof, tall chimney stacks and traditional proportions, the house has a presence that feels deeply rooted in the Suffolk countryside. Inside, the accommodation has a wonderfully homely quality, with exposed brickwork, generous rooms and a particularly impressive inglenook fireplace creating a strong sense of character. The kitchen sits at the heart of the house and combines practical cabinetry with space for a large farmhouse table, while the adjoining reception spaces provide a natural flow for both family life and entertaining. To the rear, the house opens onto a broad terrace and substantial lawn, creating a lovely connection between the house and garden. Mature trees, frame the plot, while the surrounding countryside gives Mortlocks Farmhouse the rare feeling of being genuinely immersed in its rural setting. Perhaps one of its most interesting features is the adjoining annexe accommodation, which offers considerable flexibility and potential. Whether used for dependent relatives, guests, working from home or further accommodation, this additional space could become a particularly valuable part of the property. The combination of period architecture, generous proportions, extensive outside space, and adaptable ancillary accommodation makes Mortlock Farmhouse an unusually interesting country home. A property with plenty already to admire, but equally with scope for its next owner to put their own stamp on it, all within the wonderfully tranquil setting of Brockley Green, on the edge of Hundon.



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PROPERTY INFORMATION

- Bedrooms: 4.
- Reception Rooms:
- Bathrooms: 2.
- Double garage and parking for multiple vehicles.
- Services: Mains water, electricity. Oil-fired heating. Mains drains.
- EPC: Band E.
- Communication Services: Broadband. Yes. Speed up to 220 mpbs upload. and 1800 mpbs download. Telephone Signal: Yes.

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- Council Tax: Band G. £3,919.12 per annum.
- Local Authority: West Suffolk Council.

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

ABOUT THE AREA

Hundon is a popular village offering a public house, parish church, village shop, and primary school. The historic small town of Clare is about 3½ miles to the south and provides a good range of everyday amenities.

USEFUL INFORMATION

Towns and Villages

Bury St Edmunds (14 miles)
Cambridge (24 miles)
Newmarket (14 miles)
Clare (3 miles)

Pubs and Restaurant

The Weeping Willow, Bury St Edmunds
The White Horse, Withersfield
The Three Ways Country Pub and Restaurant
The Crown, Hartest
The Queen's Head, Hawkedon

Schooling

Barnardiston Hall Preparatory School (2 miles)
Culford School (20 miles)
The Perse School (17 miles)

Train Stations

Audley End (19 miles)
Cambridge (24 miles)
Bury St Edmunds (14 miles)



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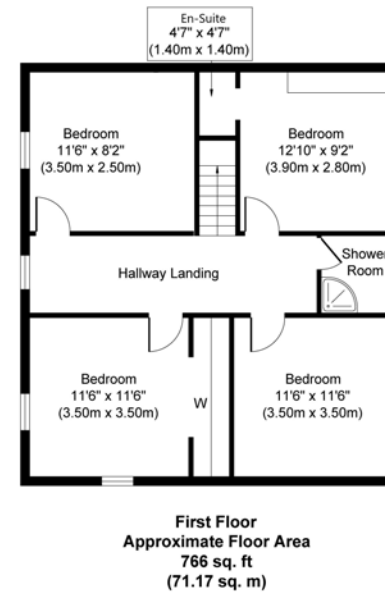
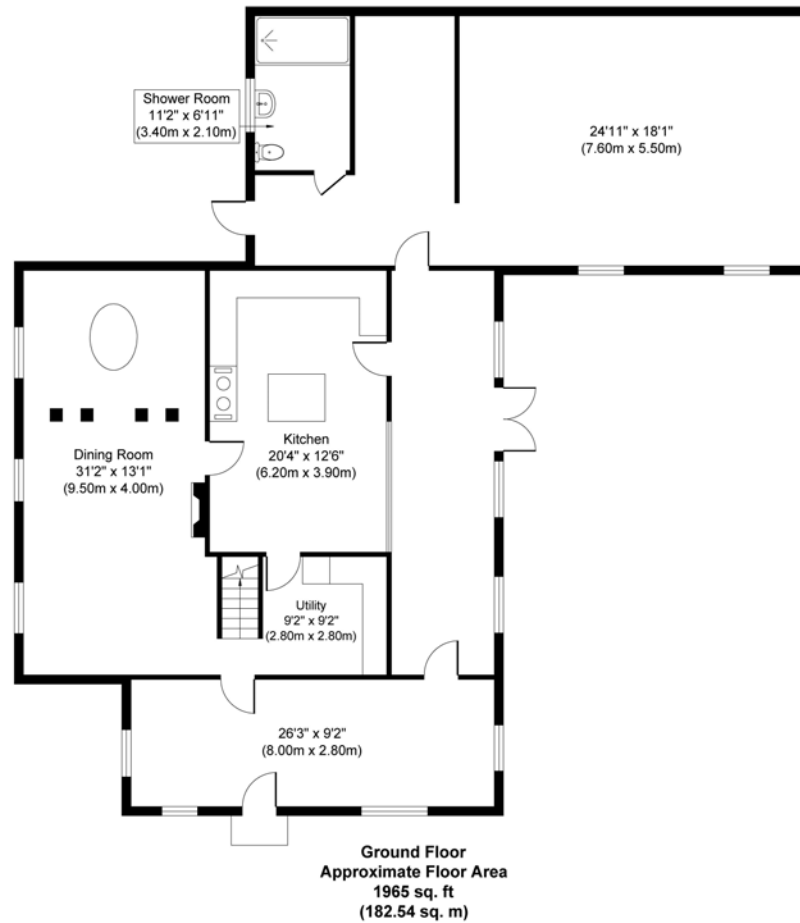








FLOORPLAN



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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