



23 Farthing Land, Elmswell

Bury St. Edmunds



Minors & Brady

23 Farthing Land

This well-presented, five-year-old home is offered on a 33% shared ownership basis, providing an excellent opportunity for buyers to step onto the property ladder. The property benefits from a tandem driveway and a welcoming entrance leading into a bright sitting room. To the rear, a neutral kitchen diner features a combination of integrated and non-integrated appliances and offers a practical space for everyday living. A convenient ground floor WC and useful storage enhance the functionality of the layout. Upstairs, there are two genuine double bedrooms with a centrally positioned bathroom between them, along with additional storage. Outside, the enclosed garden enjoys a patio and lawn set amongst subtle landscaping that the vendors have lovingly maintained. Well kept throughout, this home offers modern, comfortable living in a thoughtfully designed setting.

- Offered on a 33% shared ownership basis, providing an affordable and accessible route onto the property ladder
- Modern home built just five years ago, benefiting from contemporary design and efficient construction standards
- Well presented and carefully maintained by the current vendors, allowing buyers to move in with confidence
- Bright and welcoming sitting room offering comfortable living space for relaxing or entertaining
- Neutral kitchen diner featuring a combination of integrated and non-integrated appliances, with practical workspace and storage
- Convenient ground floor WC enhancing the functionality of the layout
- Two genuine double bedrooms positioned around a centrally located family bathroom
- Useful storage available on both the ground and upper floors, supporting everyday organisation
- Enclosed rear garden with patio and lawn





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The Location

Farthing Land is a peaceful cul-de-sac in the heart of Elmswell, a charming village in rural Suffolk. Elmswell's village centre offers a range of local shops and services, including a Sainsbury's Local for everyday groceries, alongside independent retailers. For more extensive shopping, the historic market town of Bury St Edmunds is a short drive away, with a wider selection of shops, restaurants, and cultural attractions.

Families benefit from the nearby Elmswell Community Primary School, with other options like Woolpit Primary Academy around 1.4 miles away. Secondary education is served by Stowmarket High School and Thurston Community College, both within a few miles.

Elmswell is well-connected, with the railway station a short walk or cycle ride from Farthing Land, offering direct services to Ipswich, Bury St Edmunds, Cambridge, and Peterborough approximately every hour. By car, the A14 provides easy access to surrounding areas.

Farthing Land combines a peaceful village lifestyle with modern convenience. The surrounding countryside offers walking and cycling opportunities, while nearby towns provide additional cultural and recreational options, making it a welcoming, well-connected home base.



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Elmswell, Bury St. Edmunds

Farthing Land, Elmswell

This well-maintained, 5-year-old property is offered as a 33% shared ownership, making it an ideal opportunity for first-time buyers or those looking to get on the property ladder. Situated in a quiet, welcoming area, this home combines modern convenience with a warm, inviting atmosphere throughout.

The accommodation is thoughtfully arranged to maximize both space and comfort. The entrance leads into a bright and airy sitting room, providing a perfect space for relaxing or entertaining. Adjacent is a convenient WC and a stylish kitchen diner, featuring a neutral décor and a mix of integrated and some non-integrated appliances. The kitchen offers ample workspace and storage, creating a functional hub for family life.

Upstairs, there are two well-proportioned double bedrooms, separated by a centrally located family bathroom, offering privacy and ease of access for both rooms. Both bedrooms benefit from generous storage, and additional storage is also available on the ground floor, ensuring practicality is never compromised.



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Outside, the property boasts a private enclosed garden with a patio and lawn, enhanced by subtle, well-maintained landscaping. This outdoor space is perfect for summer entertaining, gardening, or simply enjoying a quiet moment. The vendors have lovingly cared for both the interior and exterior of the home, ensuring it is presented in excellent condition throughout.

This modern home, just five years old, offers a balance of contemporary living, practical design, and outdoor space. The combination of a neutral kitchen, well-kept interiors, and an enclosed garden makes this a move-in-ready property that has been thoughtfully maintained for comfortable living.

Agents Note

This property will be sold leasehold at a 33% share.

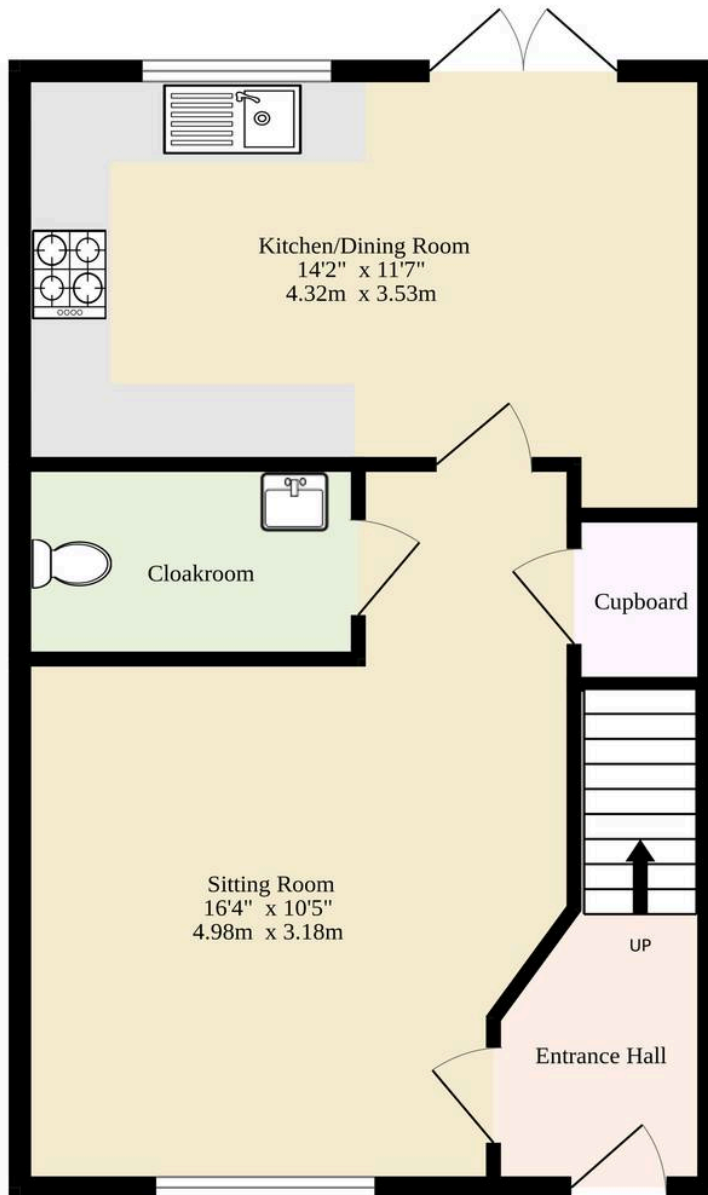
120 years remain on the lease.

Connected to mains water, electricity, gas and drainage.

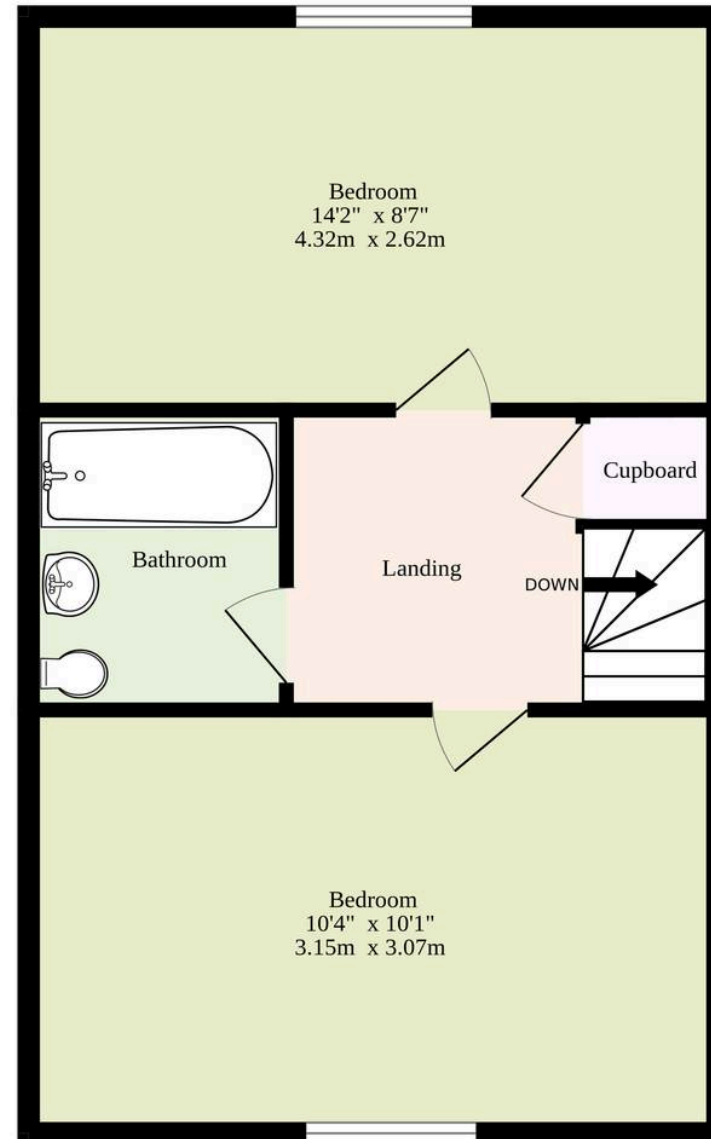


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Ground Floor
394 sq.ft. (36.6 sq.m.) approx.



1st Floor
301 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA : 695 sq.ft. (64.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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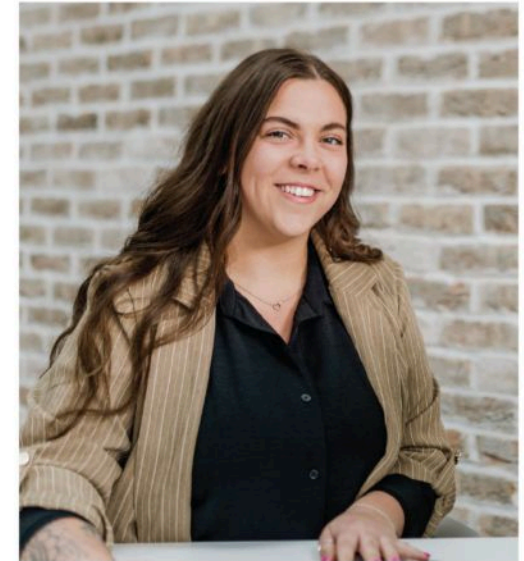
Dreaming of this home? Let's make it a reality



Meet *Nicola*
Branch Manager



Meet *Theo*
Property Consultant



Meet *Anya*
Aftersales Progressor

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