



Ten Ten Kiln Lane, Elmswell

Minors & Brady



Ten Ten Kiln Lane

Elmswell, Bury St. Edmunds

There is a wonderful sense of arrival at Ten Ten, a modern country home where generous proportions, thoughtful design and far-reaching rural views come together to create an exceptional living environment. Set on the edge of Elmswell and surrounded by approximately 1.5 acres of private grounds, the house has been extensively modernised, offering over 3,800 square feet of beautifully finished accommodation that includes a bespoke kitchen, well-appointed reception spaces and a luxurious principal suite with a dressing room and en-suite. Bi-fold doors open the heart of the home to the landscape, while the detached double garage and substantial outbuilding provide valuable flexibility for work, storage or leisure. With its semi-rural setting, stylish interiors and effortless connection to village amenities and transport links, Ten Ten offers a lifestyle defined by space, comfort and contemporary country living.



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- Extensively modernised country residence offering over 3,800 sqft of well-considered living space
- Peaceful edge-of-village position in the sought-after Suffolk village of Elmswell, combining rural calm with convenient access to amenities and transport links
- Move-in ready condition throughout following a comprehensive programme of modernisation and enhancement
- Impressive kitchen/breakfast room with bespoke cabinetry and bi-fold doors opening to the terrace and gardens
- A series of well-proportioned reception rooms designed for family living
- Principal bedroom suite with dressing room, walk-in wardrobe and a refined en suite
- Two additional double bedrooms, each with walk-in wardrobes, served by a thoughtfully finished family bathroom
- Private grounds extending to approximately 1.5 acres (stms), bordered by open farmland and far-reaching rural views
- Detached double garage and substantial outbuilding offering valuable space for storage, hobbies or home-office use





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Explore The Village Of Elmswell

Kiln Lane sits within one of Elmswell's quieter pockets, offering a more private and settled position in one of Mid Suffolk's most well-connected villages. The immediate setting is shaped by traditional Suffolk farmland, mature hedgerows and a network of footpaths and country lanes that extend out towards the wider countryside. It is an area where residents can enjoy open views, seasonal changes and a genuine connection to the rural landscape, while still being part of a thriving village community.

Elmswell itself is one of Suffolk's most active and well-served villages, with a strong community identity and a good range of everyday facilities. Local shops, services, schools and community venues support village life, while the historic parish church and long-established neighbourhoods provide a sense of continuity and heritage. The village's position between Stowmarket and Bury St Edmunds adds further appeal, placing Kiln Lane within easy reach of two of the region's most significant market towns.

For commuters, Elmswell's railway station is a major advantage, offering direct services to Bury St Edmunds, Stowmarket and Ipswich, with onward connections to Cambridge, Norwich and London. Road links via the A14 make regional travel straightforward, giving residents the ability to enjoy a rural setting without feeling distant from Suffolk's principal employment, retail and cultural centres.



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Introducing Ten Ten: A Contemporary Country Home

Set on the edge of the Suffolk village of Elmswell, Ten Ten is a beautifully modernised country home offering over 3,800 square feet of refined living space, including its outbuilding and double garage. The house sits within approximately 1.5 acres of grounds, opening to wide countryside views that lend a sense of calm permanence to the setting.

Recently transformed through an extensive programme of works, the property now presents a sophisticated blend of contemporary design, generous proportions and rural tranquillity, an ideal retreat for those seeking privacy and space while remaining well connected.

From the moment of arrival, the house establishes its presence with understated confidence. A private driveway sweeps towards the residence, framed by mature planting and open farmland beyond. The approach is purposeful yet discreet, setting the tone for a home that values both elegance and seclusion.

Rooms Shaped For Modern Life

The interior has been reimagined with a focus on light, proportion and comfort. Every room has been carefully considered, resulting in a home that feels cohesive and effortlessly functional. New windows, refined flooring choices and a full redecoration have elevated the atmosphere throughout, while the introduction of a bespoke kitchen and stylish bathrooms brings a level of finish that aligns with contemporary expectations of luxury.



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At the core of the home lies the kitchen/breakfast room, a beautifully appointed space designed for both everyday living and relaxed entertaining. Sleek Navy cabinetry, a range of high-end integrated appliances and generous work surfaces create a refined yet practical environment, while bi-fold doors open directly onto the terrace, allowing the room to extend naturally into the gardens. Morning light moves across this space with ease, and the views towards the fields beyond provide a constant reminder of the home's rural setting.

The formal dining room is the ideal spot for gatherings, its proportions lending themselves to both intimate dinners and larger occasions. It flows into the sitting room, where views over the gardens create a serene focal point. This is a room designed for quiet evenings, with a sense of calm that reflects the wider landscape. A second reception room, equally suited as a snug, study or fourth bedroom, adds flexibility, ensuring the ground floor adapts effortlessly to changing needs.

Practicality is woven into the design through a well-planned boot room, utility room and a ground-floor bathroom. These spaces support the rhythm of daily life, ensuring the home remains as functional as it is beautiful.



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Bedroom Suites With Thoughtful Detail

The first-floor is anchored by an impressive principal bedroom suite. The dressing room and walk-in wardrobe provide generous storage, while the en-suite bathroom has been finished with a level of detail that elevates the everyday.

Two further double bedrooms, each with walk-in wardrobes, continue the theme of comfort and proportion. They are served by a beautifully appointed family bathroom, completing an upper floor that feels both luxurious and practical.

Grounds That Frame The Landscape

Outside, Ten Ten's grounds extend to approximately 1.5 acres (stms), offering a rare sense of openness and privacy. The gardens are laid predominantly to lawn, creating a generous canvas for outdoor living. Mature boundaries soften the edges of the plot, while the farmland beyond provides an ever-changing backdrop that shifts with the seasons, from golden summer fields to the quiet stillness of winter.

The terrace, positioned to capture the best of the views, is perfectly placed for outdoor dining or simply enjoying the evening light. The scale of the grounds allows for a variety of uses, whether gardening, recreation or quiet contemplation. It is a landscape that encourages a slower pace, inviting time spent outdoors.



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A detached double garage sits alongside a substantial garden store/workshop, offering excellent potential for hobbies, storage or a future home office. The outbuilding adds a valuable dimension to the property, enhancing its flexibility and long-term appeal.

A Residence With Presence

Ten Ten is move-in ready, yet offers the space and flexibility to evolve with its owners, making it a compelling choice for those seeking a sophisticated country home with lasting appeal.

Agents Notes

Freehold



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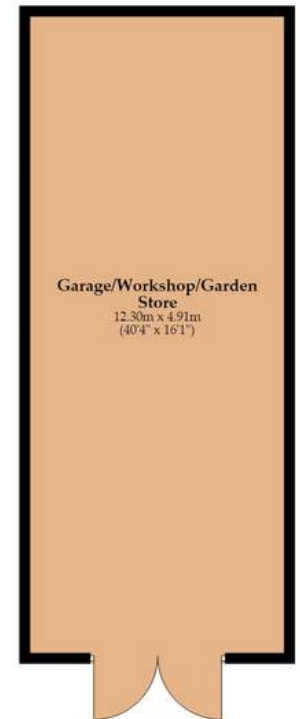
Ground Floor
Approx. 175.5 sq. metres (1889.4 sq. feet)



First Floor
Approx. 120.1 sq. metres (1293.1 sq. feet)



Garage/Workshop/Garden Store
Approx. 60.4 sq. metres (650.5 sq. feet)



Total area: approx. 356.1 sq. metres (3833.0 sq. feet)

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.
Plan produced using PlanUp.

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Meet *Chelsea*
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Meet *Lee*
Director

Minors & Brady
Your home, our market



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