



Fishponds Farm, Walsham-Le-Willows

Minors & Brady



Fishponds Farm

Walsham-Le-Willows, Bury St. Edmunds

At the end of a long private track, where open meadows give way to mature gardens and the surrounding countryside stretches uninterrupted to the horizon, Fishponds Farm feels wonderfully removed from the outside world. This Grade II Listed farmhouse, believed to date from the 16th century, enjoys a rare sense of peace and privacy, nestled within approximately four acres of established grounds and entirely embraced by farmland. Rich in period character yet effortlessly adaptable for modern living, the property combines a beautifully preserved farmhouse, a self-contained annexe and an impressive collection of traditional outbuildings, creating a lifestyle centred around space, nature and flexibility. From early mornings spent tending the vegetable garden to summer days by the natural swimming pond and evenings gathered around the warmth of an inglenook fireplace, Fishponds Farm offers a timeless countryside setting where every season can be truly enjoyed.

Agents Notes

Freehold.

Grade II listed.

Connected to mains water and electricity.

Septic tank (air system being installed).

Oil central heating system and an emersion hot water tank.

Please Note: The property is constructed using a timber frame system with an external brick skin.



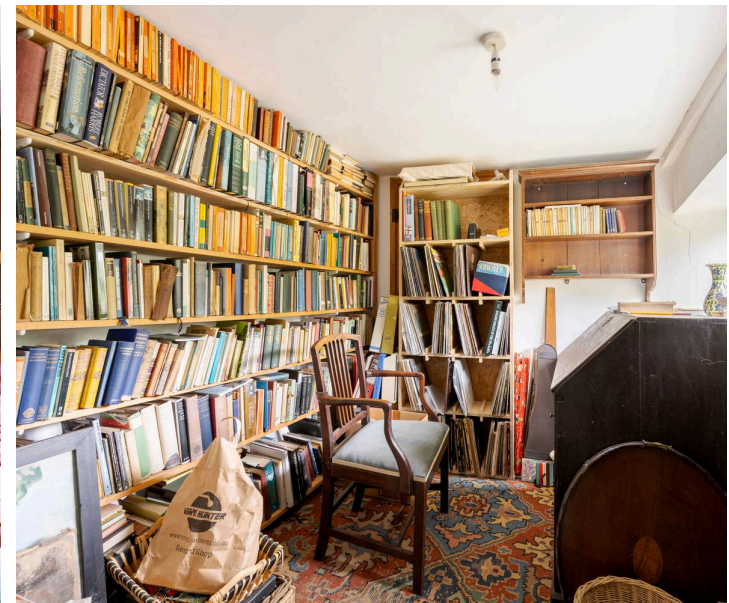
M&B



Fishponds Farm

Walsham-Le-Willows, Bury St. Edmunds

- Grade II Listed farmhouse dating from the 16th century, beautifully preserved and rich in architectural character
- Approximately four acres of beautifully diverse grounds including meadowland and orchard (stms)
- Exceptionally secluded setting at the end of a long private track, offering a rare sense of arrival and complete privacy, surrounded on all sides by open farmland and unspoilt countryside
- Welcoming farmhouse kitchen centred around a traditional cream Aga, flowing into a characterful dining room with open fireplace, creating a natural focal point for everyday living and entertaining
- Atmospheric sitting room featuring an inglenook fireplace with wood-burning stove, exposed timbers and period detailing, providing a warm and inviting retreat throughout the year
- Adjoining self-contained annexe, ideally suited to multi-generational living, guest accommodation or home working
- Large natural swimming pond forming a striking feature within the grounds, creating a peaceful setting for relaxation and enjoyment of the surrounding wildlife
- Impressive collection of traditional outbuildings including a substantial 41ft barn, Suffolk barn, workshop, garaging and ancillary storage buildings
- First-floor studio and extensive ancillary accommodation offering flexibility for creative pursuits, remote working or running a business from home





Fishponds Farm

Walsham-Le-Willows, Bury St. Edmunds

The Location

Fishponds Farm enjoys a delightful rural setting close to the highly regarded village of Walsham-le-Willows, positioned amongst the attractive farmland and open countryside that define this part of Mid Suffolk. The surrounding landscape offers an appealing sense of space, with quiet country lanes, established hedgerows and far-reaching views creating an environment well suited to country living.

Walsham-le-Willows is recognised as one of Suffolk's most popular villages, offering a strong community atmosphere together with a range of everyday amenities including a village shop, café, public houses, primary school and church. Rich in character and history, the village has retained much of its traditional appeal whilst continuing to support modern family life.

The surrounding countryside provides excellent opportunities for walking, cycling, horse riding and other outdoor pursuits, with numerous footpaths and bridleways weaving through the local landscape. The wider area is particularly attractive to those seeking a rural lifestyle, with farmland, country estates and picturesque Suffolk villages found throughout the region.

The historic market town of Bury St Edmunds is within easy reach and provides an extensive range of shopping, dining, leisure and educational facilities. Additional amenities and rail connections can be found at nearby Stowmarket and Diss, while the A14 offers convenient access towards Cambridge, Ipswich and the wider road network.



M&B

Fishponds Farm

Walsham-Le-Willows, Bury St. Edmunds

Introducing Fishponds Farm

Approached via a long private track that winds gently through meadowland and past an orchard, Fishponds Farm reveals itself gradually, creating a sense of arrival rarely found in today's countryside homes. Set at the very edge of the village and entirely surrounded by open farmland, this remarkable Grade II Listed farmhouse occupies an exceptionally private position, immersed in the tranquillity of its own landscape and far removed from the pace of everyday life.

Dating from the 16th century, the residence is a fine example of Suffolk's vernacular architecture, rich in period detail and historic character. Together with its adjoining self-contained annexe, traditional outbuildings and approximately four acres of gardens and grounds (stms), Fishponds Farm offers a lifestyle centred around space, privacy and connection to the countryside.

Reception Rooms: Heritage, Character and Warmth

The home's historic pedigree is immediately evident upon arrival. A striking brick-and-flint entrance porch, notable for its unusually late medieval architectural detailing, provides an elegant introduction to the interiors beyond. Throughout the house, centuries of craftsmanship have been carefully preserved, with exposed timber beams, original brickwork, inglenook fireplaces, mullioned windows and traditional tiled floors creating a wonderfully authentic atmosphere.



M&B



Fishponds Farm

Walsham-Le-Willows, Bury St. Edmunds

The reception hall, with its partly vaulted ceiling and principal staircase, forms the heart of the home and sets the tone for the accommodation beyond. Well-proportioned reception rooms unfold naturally from this central space, each enjoying views across the gardens and surrounding countryside.

The kitchen and dining room provide a welcoming setting for both everyday family life and entertaining. A cream-coloured Aga serves as the focal point, complemented by traditional timber cabinetry and ample space for additional appliances. The adjoining dining room centres around an open inglenook fireplace, creating an inviting backdrop for gatherings throughout the seasons.

Beyond, the sitting room is particularly impressive, characterised by a wealth of exposed beams, another inglenook fireplace with a wood-burning stove and beautiful mullioned windows that frame the surrounding landscape. Rich in texture and atmosphere, it is a room designed for quiet evenings, family celebrations and year-round enjoyment.

Additional practical spaces include a quiet study, a convenient cloakroom, functional utility room and ground-floor shower room, providing flexibility for modern living while remaining sympathetic to the property's historic character.



M&B

Fishponds Farm

Walsham-Le-Willows, Bury St. Edmunds

Self-Contained Annex: Flexible Living For Modern Lifestyles

One of Fishponds Farm's most appealing attributes is its adjoining self-contained annexe. Connected to the main house yet capable of functioning entirely independently, it offers exceptional versatility.

Comprising a kitchen and dining room with fireplace and wood-burning stove, a comfortable sitting room, double bedroom and en-suite shower room, the annexe is ideally suited to multi-generational living, guest accommodation, independent family members or those seeking supplementary income opportunities. Equally, it provides an attractive solution for those wishing to work from home while maintaining a clear separation between professional and personal life.

First-Floor Bedrooms: Characterful Accommodation Above

A beautifully crafted timber staircase, enhanced by a striking gallery-style wall and decorative detailing, rises to the first floor where exposed beams continue to celebrate the building's heritage.

The bedroom accommodation is arranged around generous landings, with a half washroom/bedroom half way up the staircase, and a further three double bedrooms. The principal suite enjoys its own en suite shower room, where exposed brickwork provides a characterful contrast to contemporary fittings. The remaining bedrooms are served by a well-appointed family bathroom, creating comfortable and practical accommodation for family and guests.



M&B



Fishponds Farm

Walsham-Le-Willows, Bury St. Edmunds

Gardens & Grounds: Secluded By The Beautiful Norfolk Countryside

The setting is every bit as captivating as the house itself. Established gardens surround the farmhouse, evolving naturally into areas of meadow and productive grounds that encourage a slower pace of life.

A substantial natural pond forms a particularly special feature, providing a natural focal point within the landscape and offering the rare opportunity for open-water swimming within the privacy of one's own grounds. Nearby, a productive vegetable garden and greenhouse support a more sustainable way of living, while open lawns and informal planting create a mature and established environment that changes beautifully with the seasons.

At every turn, the views extend across surrounding farmland, reinforcing the exceptional sense of peace and privacy that defines the property.

Outbuildings: Offering Exceptional Potential

Fishponds Farm benefits from an impressive collection of traditional outbuildings that enhance both the practicality and long-term potential of the estate.



M&B



Fishponds Farm

Walsham-Le-Willows, Bury St. Edmunds

A substantial 41-foot low barn faces onto a sheltered south-facing courtyard, creating an attractive and versatile outdoor space. Beyond lies a traditional Suffolk barn incorporating garage facilities, workshop areas and a first-floor studio room, ideally suited to creative pursuits, a home office or a business operated from home.

Additional storage buildings further support the property's rural lifestyle, and the existing structures offer exciting future possibilities, subject to the necessary consents.

A Lifestyle Beyond The Ordinary

Fishponds Farm is far more than a historic country house. It is a private rural retreat where heritage architecture, adaptable living accommodation and beautiful grounds combine to create a truly special way of life. Whether gathering around the Aga after a walk across the meadow, enjoying summer evenings beside the pond, welcoming extended family to the annexe or pursuing business and creative interests from the outbuildings, every aspect of the property has been shaped by its unique setting.



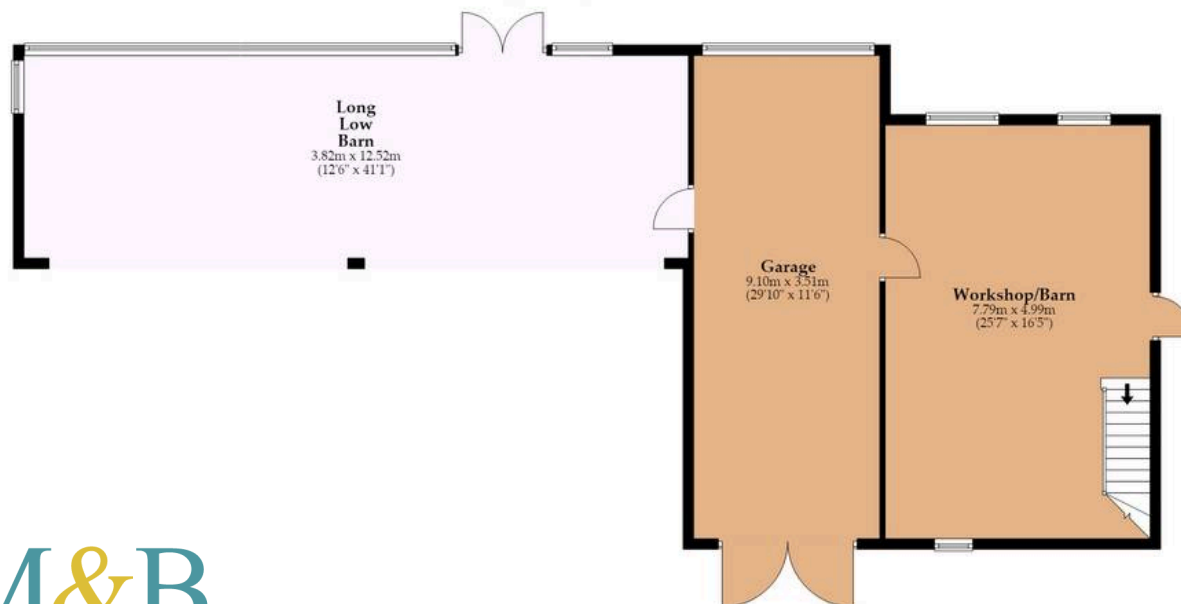
Ground Floor
Approx. 146.0 sq. metres (1571.2 sq. feet)
(including Porch)



First Floor
Approx. 87.7 sq. metres (943.5 sq. feet)



Outbuilding Ground Floor
Approx. 119.8 sq. metres (1289.3 sq. feet)



Garage/Workshop
Approx. 47.5 sq. metres (511.3 sq. feet)



Outbuilding First Floor
Approx. 38.9 sq. metres (418.7 sq. feet)



Total area: approx. 439.8 sq. metres (4734.0 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.

M&B

Dreaming of this home?
Let's make it a *reality*.



Meet *Stuart*
Branch Manager



Meet *Chelsea*
Property Consultant



Meet *Lee*
Director

Minors & Brady
Your home, our market



burystedmunds@minorsandbrady.co.uk



01284 672200



2 St John's St, Bury St. Edmunds, IP33 1SQ

BURY ST. EDMUNDS | CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Advisor

Offering you quick and professional mortgage advice every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk