

oakheart



£900,000

Price Guide

Sudbury Road, Bures

£900,000 - £950,000 High Pale Farm is a beautiful Grade II listed former farmhouse, dating back to the mid-16th century with later Elizabethan and Victorian additions. The home has been sympathetically extended and remodelled, creating a versatile blend of period character and modern family living. Exposed beams, original fireplaces and elegant detailing are balanced with light-filled contemporary spaces, making this a truly special country home.

The reception hall sets the tone with natural stone flooring and leads to a series of inviting rooms, including a dining room within the Tudor heart of the house, complete with exposed timbers and an original open fireplace. A

snug/sitting room and further study offer flexibility, the latter with access to a Jack and Jill shower room. The vaulted kitchen and breakfast room is a striking feature, with full-height windows, a central island and access to the outside courtyard, creating the perfect space for both entertaining and everyday living. The main family room, with oak floors and a dramatic vaulted ceiling, opens directly onto a terrace, overlooking a feature pond as well as breathtaking views across the Stour Valley.

The first floor provides a principal bedroom with en-suite and views over the gardens, alongside two further bedrooms and a family bathroom with separate WC. Two additional bedrooms and a shower room are found on the

second floor, offering ample accommodation for family and guests.

The property is approached via a private driveway into a courtyard with a double car port and stabling. The landscaped gardens are a delight, with sweeping lawns, mature trees, herbaceous borders and a hen garden. A terrace with ornamental pond creates a tranquil setting for outdoor dining, while a paddock to the rear offers further space for equestrian or recreational use.






HIGH PALE
FARM







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Approximate total area⁽¹⁾
 230.1 m²
 2476 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Local Authority:
 Babergh

Tenure:
 Freehold

Council Tax Band:
 G

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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