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Signature

Highfields Farm,
Bures, Suffolk CO8 5BN



**Highfields Farm
Bures
Suffolk
CO8 5BN**

This is a rare opportunity to purchase a modern farmhouse and buildings set within approximately 53 acres.

With far reaching views over the Stour Valley and Dedham Vale Area of Outstanding Natural Beauty (AONB), this spacious individual detached property extends to approximately 3,085 sq ft.

- Five bedroom farmhouse (subject to an agricultural occupancy restriction).
- Attractive award-winning gardens.
- A range of agricultural buildings with planning consent for residential conversion (class Q).
- Approximately 40 acres of agricultural land.
- Wonderful elevated position with stunning views over the beautiful undulating countryside of the Stour Valley.
- Highfields Farm is offered for sale, freehold, either as a whole or in three lots, as shown on the site plan.

Lot One

Highfields Farm

This substantial farmhouse has a wonderful outlook towards the paddock of over 9.50 acres, surrounded by an expanse of mature attractive gardens. Built in the mid 1980s, the property offers generous accommodation and benefits from full double glazing and a large conservatory overlooking part of the stunning garden.

The canopied entrance door opens into a spacious hallway with doors to the large sitting room, dining room, large fitted study and cloakroom. There is a good sized kitchen/breakfast room with double doors leading to the spectacular conservatory which has ample space for seating and a large dining table. The utility room provides access to both the front and rear of the property, and also accessed from the kitchen is a sitting room/snug.

On the first floor is a spacious landing with five double bedrooms. The principal and second bedrooms both benefit from ensuite facilities, whilst the third bedroom has a dressing area and built-in storage, and two further bedrooms have fitted wardrobes. There is a family bathroom, separate wc and airing cupboard.

Outside

The property is approached by an 'in & out' driveway which provides ample parking and leads past the detached double garage. The mature award-winning gardens surround the property and are laid out with an extensive selection of herbaceous plants, shrubs and decorative trees, with an interesting range of hand-built flint garden structures, paths and pergolas.

Located within the garden is a large store shed/workshop, an attractive garden cloakroom and a rose and clematis clad pergola. The garden has been opened regularly in aid of charity.

Lot Two

Agricultural Land

The agricultural land lies to the east of Highfields Farmhouse and is accessed from Dead Lane, a private road which becomes a by-way adjoining the house. The land is divided into two large fields extending to 39.54 acres. A southern field falls within the Area of Outstanding Natural Beauty and abuts Nayland End Wood (an Area of Ancient Woodland), with a small area of the woodland lying in the south-west corner of that field. The northern field abuts the Suffolk Wildlife Trust/ Arger Fen/Spouses Vale Natural Reserve, an Area of Ancient Woodland within the Area of Outstanding Natural Beauty and designated as a Site of Special Scientific Interest (SSSI).

The land is currently seeded to grass but was in arable production until approximately two years ago. The farmland is registered with the Rural Payments Agency and has been used to claim under the Basic Payment Scheme. There are currently no environmental schemes in operation.

The majority of the land is classified Grade 2 and of the Hornbeam 3 Soil Association providing deep fine loam soils over clay.

Lot Three

Highfield Farm Barns

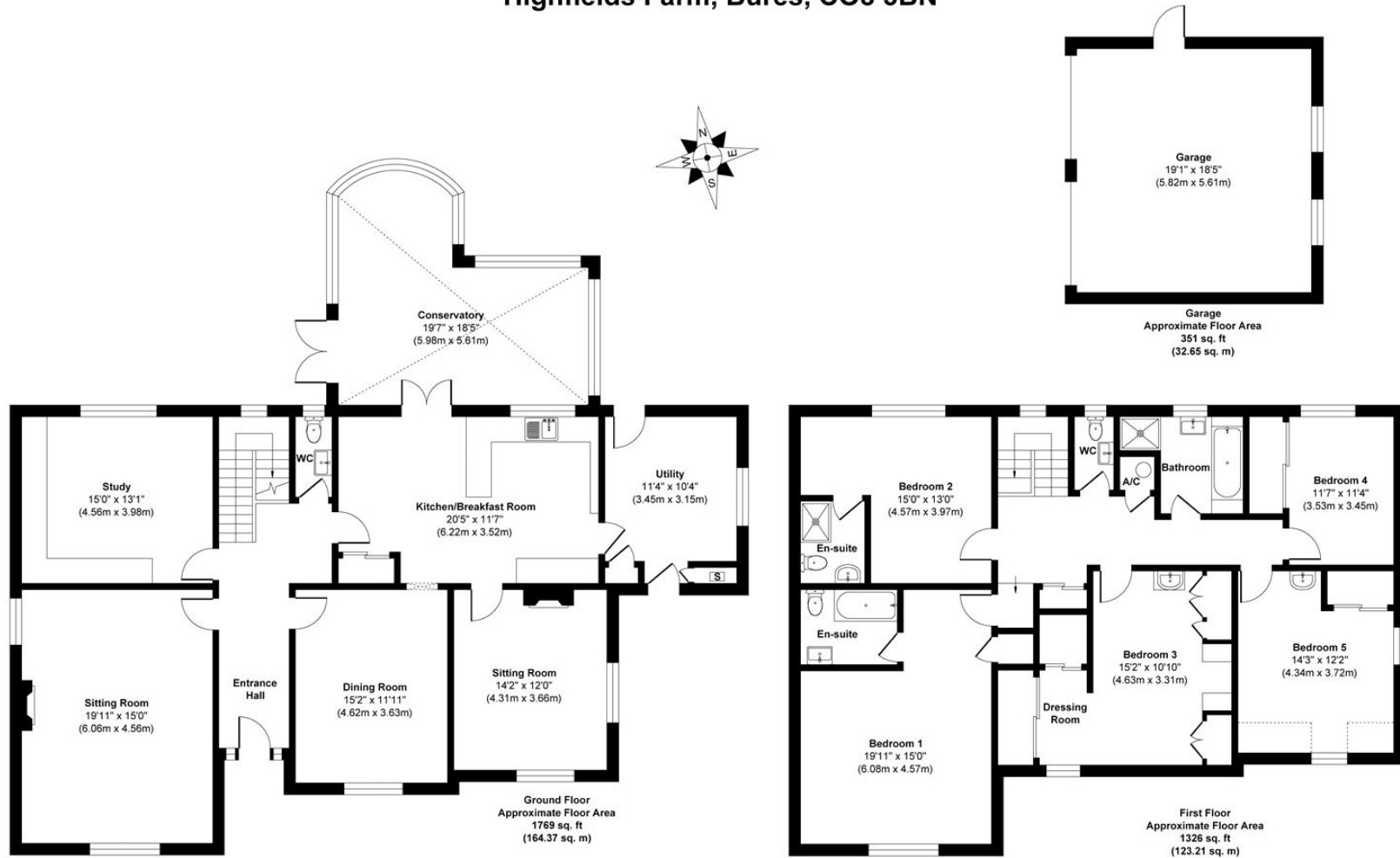
The buildings have independent access off the private roadway with a yard leading to a range of steel-framed agricultural buildings of approximately 5,000 sq.ft. These buildings have been used for general agricultural storage and the rearing of poultry and benefit from consent under a prior approval for residential conversion (class Q) including partial demolition.

The consent allows for a four-bedroom detached dwelling, extending to approximately 3,400 sq.ft, and it is intended that extra paddock land should be sold with the property giving a total site area of 1.89 acres. The paddock has a natural pond and is currently laid to grass. Details of the planning consent can be found on the Babergh & Mid Suffolk District Council website under planning reference DC/22/05197.





Highfields Farm, Bures, CO8 5BN



Approx. Gross Internal Floor Area 3095 sq. ft / 287.58 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

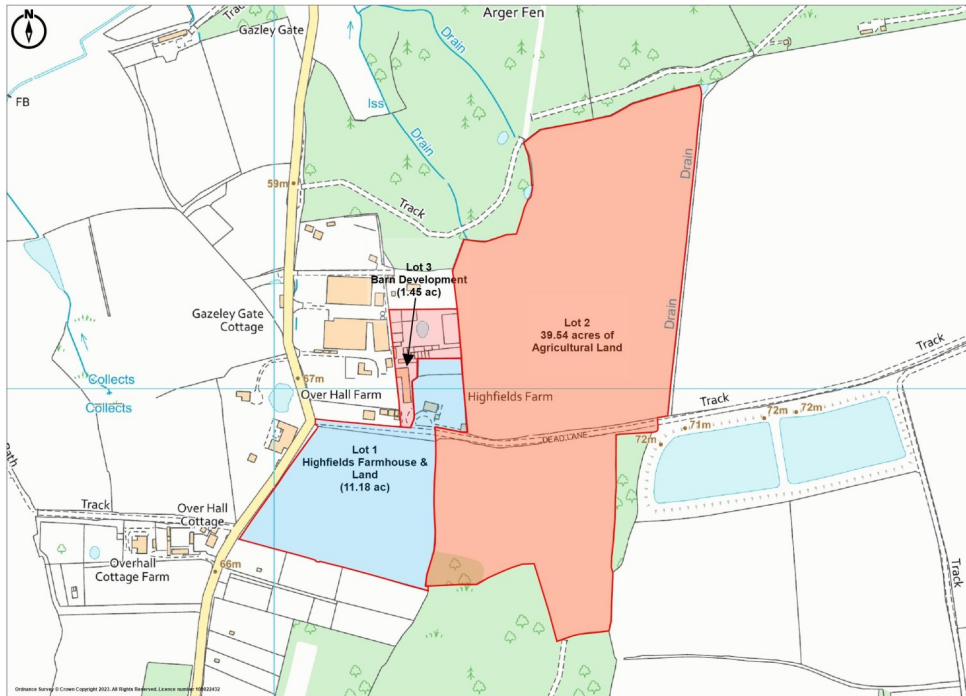
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LANDMARK INFORMATION

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Location

Highfields Farm is extremely well located for easy access to the A134, south of Colchester and north of Sudbury. Mainline rail services are available from Colchester and there is a branch line station in the village of Bures which connects to the mainline at Marks Tey. Bures has local facilities, including a good primary school, and there is a well-regarded private prep school, Littlegarth, near Nayland.

The private road that leads to Highfields Farm is a byway marked by some beautiful mature oak trees and the whole property benefits from superb views out across the Stour Valley into Essex, all of which forms part of the Stour Valley/ Dedham Vale AONB

Directions

Use the postcode CO8 5BN.

Important Information

Services - Mains water and electricity are connected to the property with oil fired central heating and private drainage.

Tenure - Freehold

Council Tax Band - F

EPC rating - E





Sudbury
01787 327000
sudbury@fennwright.co.uk

fennwright.co.uk