

DAVID
BURR



Highbanks

Poslingford, Suffolk

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The Street, Poslingford, Suffolk CO10 8RA

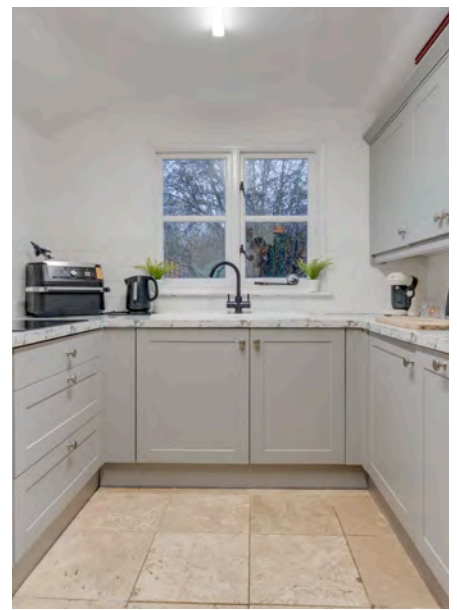
This charming two bedroom character cottage is situated in a quiet village location set in an elevated position with generous rear gardens and a range of original character features.



- Character cottage
- Generous rear gardens
- Two Bedrooms
- Recently re-fitted kitchen and bathroom
- Upgraded heating system
- Quiet village location

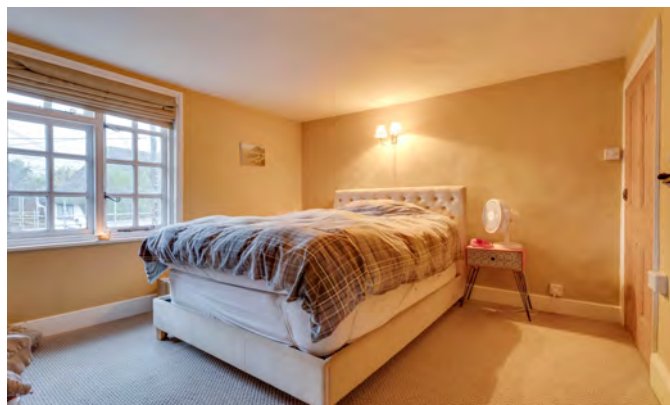
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INTERIOR

Entrance via HALLWAY with stable door leading to the rear passageway, leading to the KITCHEN which is comprehensively fitted with a recently refitted kitchen comprising a range of wall and base units under worktop with ceramic sink inset. Integrated appliances include an electric oven, microwave oven, induction hob, fridge/freezer, slimline dishwasher and washing machine. Tiled flooring and views across the garden. Located off the Hallway is also a ledge and braced door with Suffolk latches leading to the DINING AREA with plenty of space for dining table and chairs, bi-fold doors leading out to the garden, exposed chimney and staircase leading to the first floor. Opening to the SITTING ROOM featuring a log burning stove set within the fireplace and views to the front over charming cottages. BATHROOM a generous Wet Room with panelled bath, wet room style shower, WC and vanity unit with counter top sink. Extensively tiled walls and flooring and heated towel rail.



FIRST FLOOR

The first floor enjoys TWO BEDROOMS, both of which are doubles with the prominent Master Bedroom comprising storage cupboard, Victorian cast iron fireplace and outlook to the front. Whilst the second bedroom enjoys an outlook across the rear gardens.

EXTERIOR

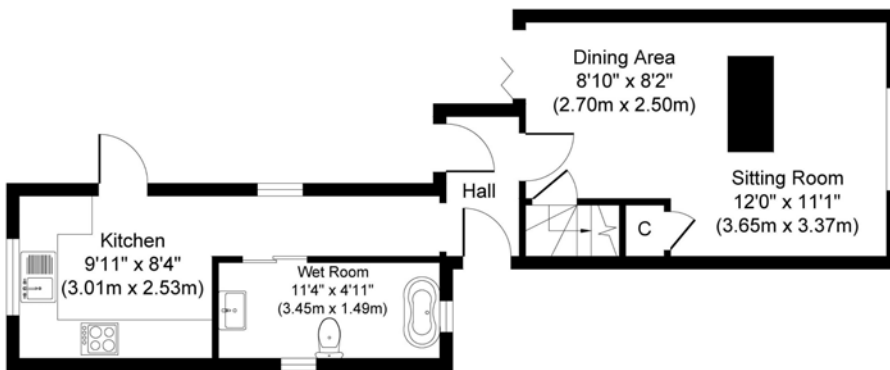
The property is approached via steps leading up to the pathway that in turn lead to the front door. The front garden is raised in an elevated position, with a banked garden area featuring a range of flower beds and planting. To the rear of the property there is a generous rear garden, featuring gravel and paved dining terraces set either end of an area of traditional lawn, interspersed with mature trees and planting.



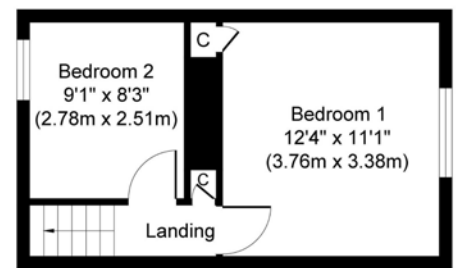
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Floorplan



Ground Floor
Approximate Floor Area
430 sq. ft
(39.94 sq. m)



First Floor
Approximate Floor Area
251 sq. ft
(23.32 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Poslingford, Suffolk

Poslingford is a pretty village situated approximately 2 miles north of the market town of Clare. The area is predominantly surrounded by countryside and farmland and the town of Clare itself offers a number of facilities including shops, Doctors surgery, public transport facilities and many recreational facilities. The market town of Sudbury with its comprehensive facilities including a commuter rail link to London Liverpool Street is approximately 9 miles east.



Material Information

SERVICES: Mains water and mains drainage. Mains electricity connected. Oil-fired heating. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council, West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU. Telephone: 01284 763233.

COUNCIL TAX BAND: C. £1,993.78 per annum.

PROPERTY POSTCODE: CO10 8RA.

TENURE: Freehold.

CONSTRUCTION TYPE: Timber frame.

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes. Speed up to 76 mpbs download, up to 20 mpbs upload. Telephone Signal: Yes.

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or telephone services by visiting <https://checker.ofcom.org.uk/>.

SUBSIDENCE HISTORY: None known.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: None known.

FLOOD RISK: None.

ACCESSIBILITY ADAPTIONS: None.

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

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