



DAVID  
BURR

Sudbury Road  
Bures, Suffolk

# High Pale Farm, Sudbury Road, Bures, Suffolk, CO8 5JP

This exceptional Grade II listed period residence occupies a picturesque and private setting within the Stour Valley, on the edge of the highly regarded village of Bures on the Suffolk/Essex border. Having undergone a comprehensive programme of refurbishment and extension, the property now offers an elegant fusion of character and contemporary design. Extending to over 2,800 sq ft, the beautifully presented accommodation is rich in period detail, including exposed timbers, leaded windows and striking fireplaces, while thoughtful modern additions—most notably the impressive single-storey extension—enhance both space and natural light.

The ground floor provides a versatile and well-balanced layout with four reception rooms, centred around a wealth of original features. The standout kitchen/breakfast room, set beneath a vaulted ceiling, is superbly appointed with bespoke cabinetry, oak worktops and a central island, creating a sociable and functional heart to the home. The adjoining drawing room offers a stunning space for entertaining, with views across the gardens and valley beyond.

Additional rooms include a study, dining room, sitting room and a flexible office/bedroom with Jack and Jill facilities.

The upper floors offer five well-proportioned bedrooms arranged over two levels, including a charming principal suite with elevated views over the surrounding countryside and en-suite facilities. The remaining bedrooms are served by a family bathroom and additional shower room, all continuing the theme of characterful yet practical accommodation.

Externally, the property is approached via a gravel driveway providing ample parking alongside a double carport. A range of useful outbuildings includes stabling with hayloft and store, offering excellent potential for conversion (subject to the necessary consents).

The gardens and grounds are a particular highlight, extending to approximately 1.5 acres and enjoying a south-westerly aspect. Expansive formal lawn leading to the paddock area, terrace and decking around the pond, mature trees and shrubs, combine to create a tranquil and private setting with far-reaching views across the Stour Valley.



Situated on the periphery of Bures, the property benefits from a unique balance of rural seclusion and village convenience. Bures offers a selection of local amenities including shops, pubs, a primary school and a railway station with links to London Liverpool Street via Marks Tey.

The surrounding countryside provides excellent opportunities for walking, riding and outdoor pursuits, while nearby towns such as Sudbury, Colchester and Bury St Edmunds offer a wider range of shopping, dining and educational facilities.

The location is particularly appealing for those seeking a lifestyle property, with its proximity to the Suffolk/Essex border offering access to both counties' renowned landscapes and heritage. The combination of period charm, modern living space, equestrian potential and accessibility makes this a rare and highly desirable opportunity.



**AGENTS NOTE:** The property is Grade II Listed.

**TENURE:** Freehold

**SERVICES:** Mains water, and electricity are connected. private drainage and oil fired heating. **NOTE:** None of these services have been tested by the agent.

**EPC RATING:** E

**WHAT3WORDS:** embarks.clip.shortcuts

**LOCAL AUTHORITY:** Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** G

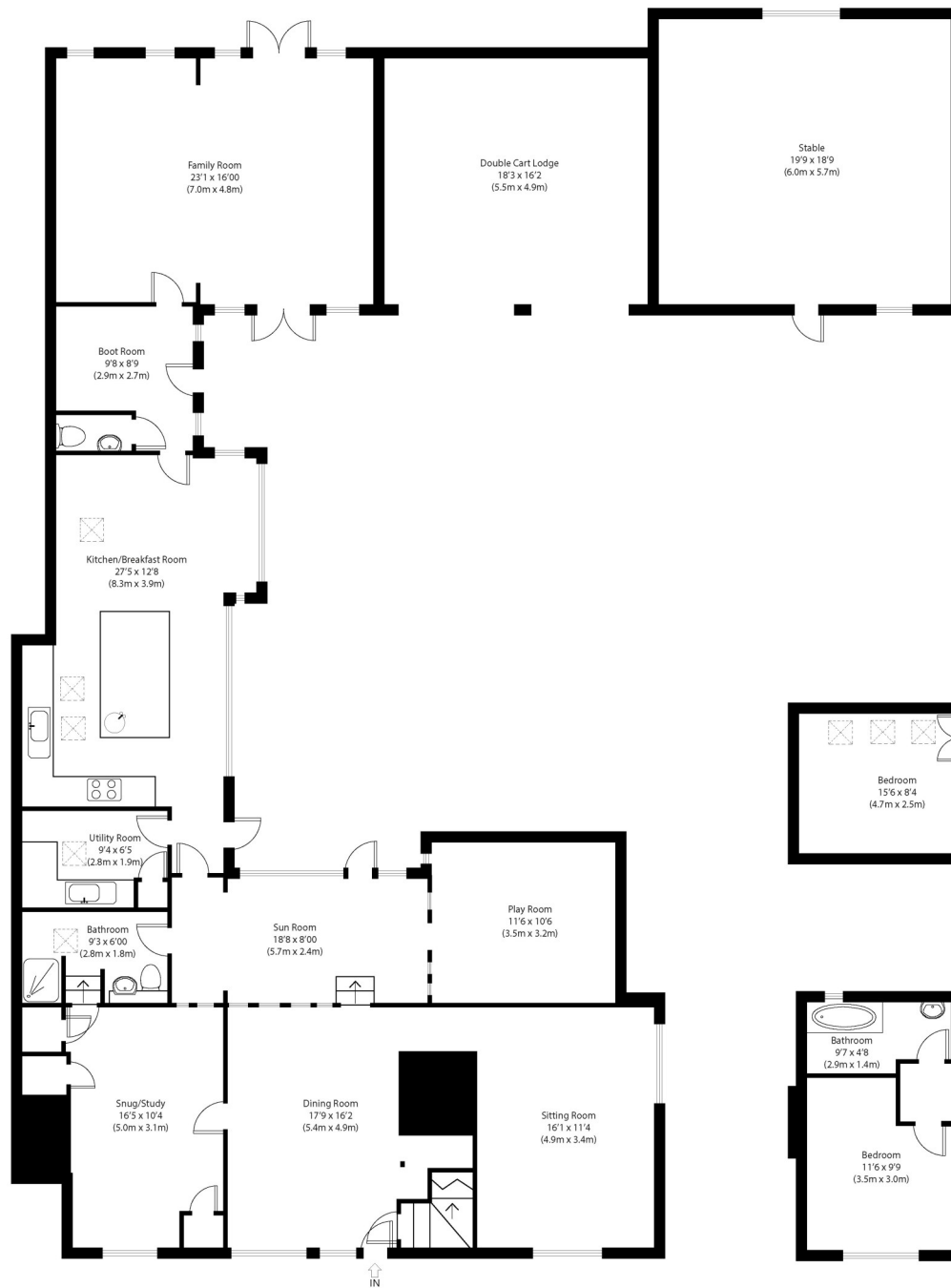
**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**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. The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

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.



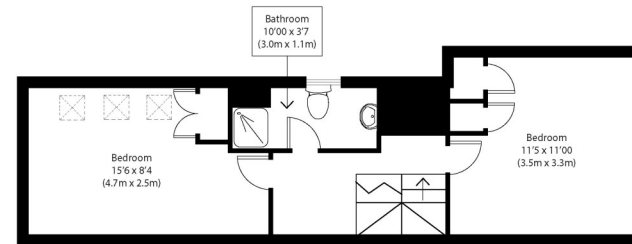




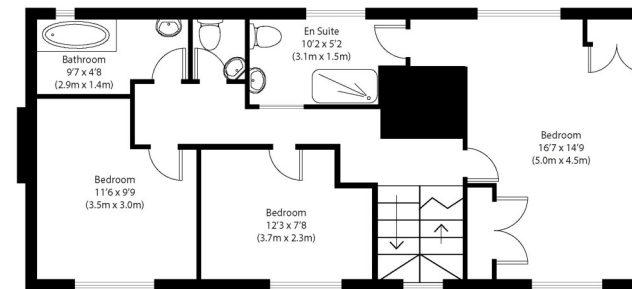
Ground Floor

## Approximate Gross Internal Area 3500 sq ft (325 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk



Second Floor



First Floor

