

An aerial photograph of a charming, single-story cottage with a thick thatched roof and two brick chimneys. The house is painted a light cream color and is nestled within a meticulously landscaped garden. The garden features high, sculpted green hedges, a variety of trees including large deciduous and evergreens, and a small wooden shed in the lower-left corner. A gravel driveway leads to the house. The background is filled with dense, mature trees under a blue sky with scattered white clouds.

EH

EXQUISITE
HOME

A substantial sixteenth-century timber-framed property positioned within the grounds of Higham Place in Suffolk, offering considerable charm and character through its verified historical provenance and a definitive T-plan architectural layout.

Property Features

- Sixteenth-century timber-framed and rendered detached property with a thatched hipped roof.
- Three double bedrooms situated on the first floor beneath a traditional clasped purlin roof.
- Principal sitting room featuring double French doors opening directly onto the external grounds.
- Distinctive T-plan architectural configuration incorporating a seventeenth-century single-storey rear wing.
- Authentic internal timber framing exposed throughout, including jowled posts and wall studding.
- Substantial deep chamfered beaming and historically significant exposed joists within the hall.
- Traditional winding staircase positioned behind a prominent red brick off-centre ridge stack.
- Clear evidence of early architectural features including shutter grooves and diamond mullion mortices.
- Established formal gardens leading directly into fifteen acres of private parkland.
- Located within the grounds of Higham Place, combining character and heritage with modern conveniences.





The later sixteenth-century primary structure features rendered elevations, an off-centre ridge stack, and two-light horizontal sash windows, while the single-storey rear cross wing is of seventeenth-century origin and incorporates a plain tiled roof with a secondary red brick gable stack.

Internally, the accommodation displays exposed timbers; jowled posts, deep chamfered beams, and exposed joists within the principal hall, alongside historical markers such as shutter grooves and diamond mullion mortices.

The first floor provides three double bedrooms accessed via a traditional winding staircase located behind the central stack, supported by cambered tie beams and a clasped purlin roof structure.

Ground floor reception spaces integrate original features with modern residential capability, including a sitting room featuring double French doors that provide direct external access. The immediate curtilage comprises formal gardens that transition into fifteen acres of private parkland, delivering a beautiful uncompromised setting.







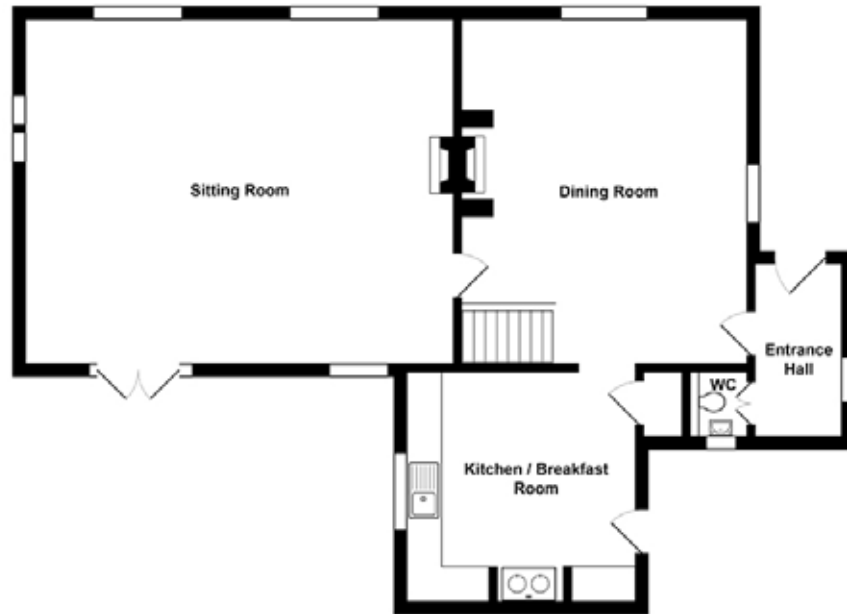




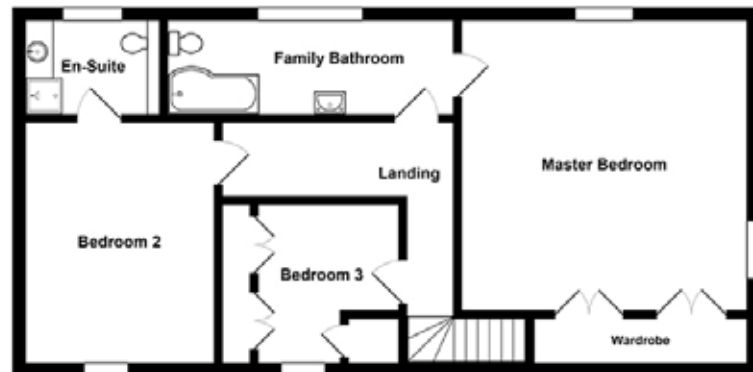




Ground Floor



First Floor



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