



**Weatherbeam  
Higham, Suffolk**

**DAVID  
BURR**



# Weatherbeam, Upper Green, Higham, Bury St Edmunds, IP28 6PA

Higham is a small rural village (population 140 in 2005) split into three parts: Lower Green, Middle Green and Upper Green. It has developed over the years within the boundaries of Higham Estate which is owned by the Barclay family. Located just 9 miles from the popular town of Bury St Edmunds and 8 miles from Newmarket, also benefitting from the local amenities of the surrounding villages of Moulton, Dalham, Gazeley and Barrow.

A particularly quaint and imposing four bedroom detached flint cottage boasting an impressive elevated position benefiting from outstanding and idyllic undulant views across open countryside stretching as far as Ely Cathedral. The property was formerly two cottages and therefore includes an impressive arrangement of sizeable rooms. Externally the plot measures just over 0.3 of an acre and within enjoys mature, manicured and characterful grounds with a double garage, detached workshop and summerhouse.

## An impressive detached cottage with an idyllic position within a popular village

Entrance into:

**SIDE ENTRANCE HALL** A door to side aspect and access through to:

**SNUG** A double aspect room with a wood burner and feature brick bread oven.

**SITTING ROOM** A double aspect room with breath-taking views from each aspect and a feature fire place.

**DINING ROOM** A feature fire place and window to side aspect.

**FRONT LOBBY** With a door to front aspect and windows to both sides of the area.

**KITCHEN/BREAKFAST ROOM** With a range of wall and base units under worktops, feature AGA and inset sink and drainer. Door to side gardens and windows to both side and rear aspect.

**UTILITY ROOM** With a range of base level units with further space for washing machine and a dryer. A sizeable pantry cupboard and two windows to rear aspect.

**BATHROOM** With WC, panelled enclosed bath, wash hand basin, storage cupboard and window to the side aspect.

**SHOWER ROOM** Suite comprising shower cubicle, wash hand basin and WC. Window to side aspect.

### First Floor

**MASTER BEDROOM** With window to side aspect.

**BEDROOM 2** Built in wardrobe and window to front.

**BEDROOM 3** With built in wardrobes and window to front aspect.

**BEDROOM 4 / STUDY** With window to side aspect, feature fire place and stairs leading to the ground floor.

**CLOAKROOM** With a wash hand basin and WC.

# Weatherbeam, Upper Green, Higham, Bury St Edmunds, IP28 6PA

## Outside

The property is approached via a driveway which provides parking for several vehicles and leads to the **DETACHED DOUBLE GARAGE** which has power and light and has two up and over style doors. Beside the driveway one finds a brick built **WORKSHOP** which was once a washhouse, this has been renovated and restored by the current owners. The beautiful grounds are a significant asset to the property; the front garden is on multiple levels and is mainly lawned with mature trees, shrubs and flower beds that frame the boundary. The rear garden which links to the front garden and double garage around the side of the property further boasts manicured and mature gardens with a **SUMMERHOUSE** on a concrete base and a garden shed.

**In all about 0.32 of an acre.**

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

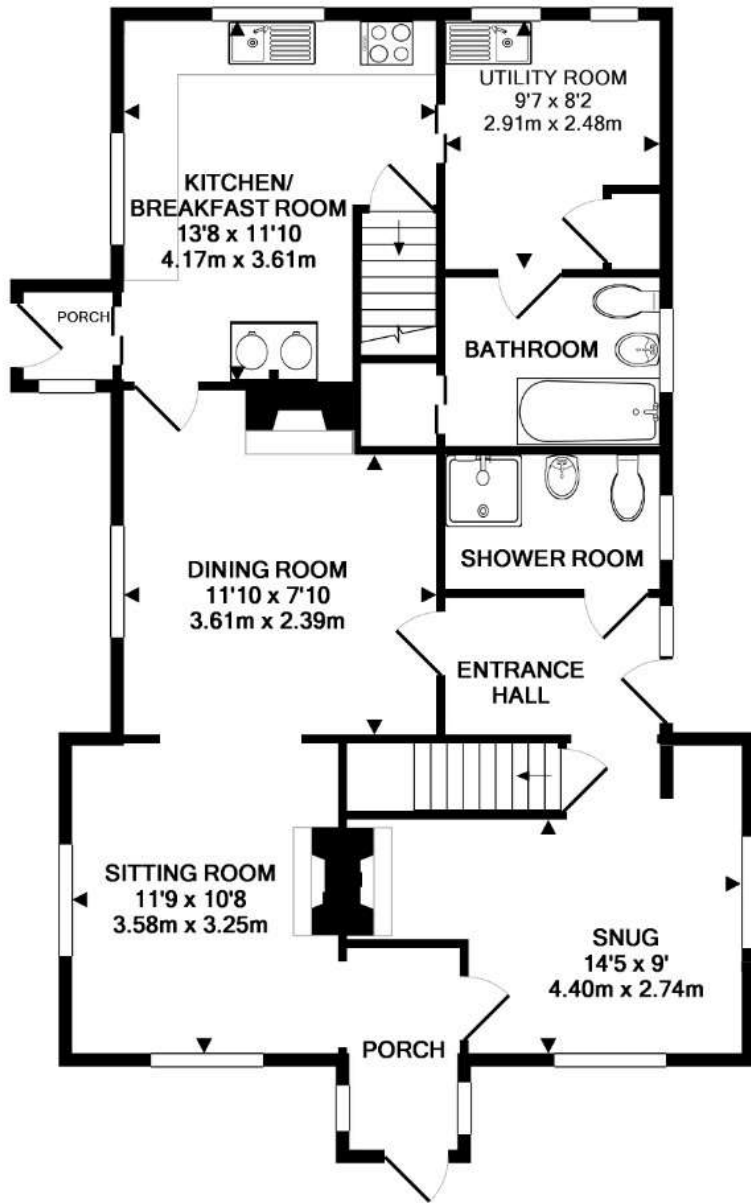
**LOCAL AUTHORITY:** Forest Heath District Council.

**COUNCIL TAX BAND:** E.

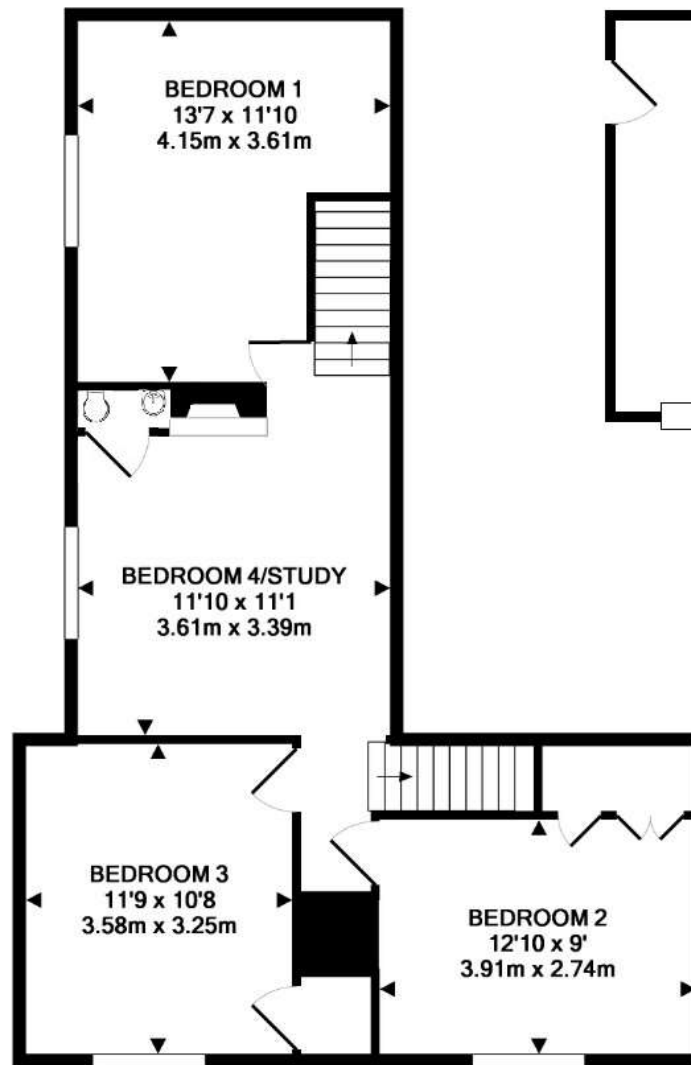
**EPC RATING:** F.

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

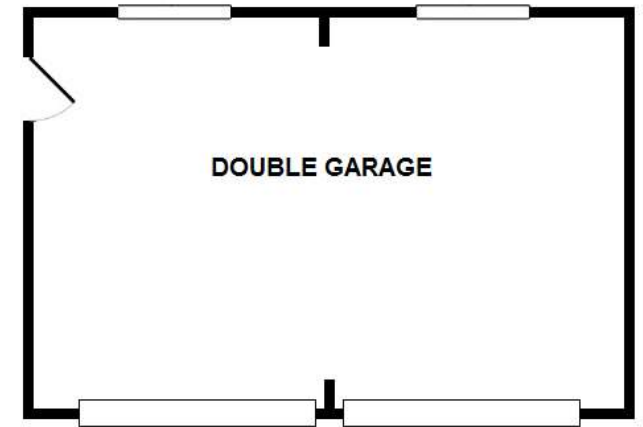




GROUND FLOOR  
APPROX. FLOOR  
AREA 861 SQ.FT.  
(79.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 605 SQ.FT.  
(56.2 SQ.M.)



TOTAL APPROX. FLOOR AREA 1466 SQ.FT. (136.2 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix ©2017

