



DAVID
BURR

Highgate
Steeple Bumpstead, Suffolk



Highgate, Finchingfield Road, Steeple Bumpstead, Haverhill, Suffolk CB9 7EB

Steeple Bumpstead is a popular village which lies on the Essex and Suffolk borders, 20 miles from Cambridge, 10 miles from Saffron Walden and 22 miles from Bury St Edmunds. Rail links to London Liverpool Street are from Audley End Station (approx 12 miles away), the journey time being 50 minutes to an hour and from Sudbury, Suffolk (approximately 16 miles away). Steeple Bumpstead benefits from facilities including post office/off licence/general stores, 2 public houses, primary school, 2 churches and a petrol station.

This substantial detached property is situated in an elevated location set within 2.4 acres enjoying far reaching views over undulating countryside. The property offers excellent potential for a 'Grand Designs' type project offering excellent square footage and being unlisted, giving potential purchasers the ability to extend and re-model to create a stylish country home, subject to the necessary planning consents. The property sits within large mature gardens including an orchard and a variety of useful outbuildings including extensive garaging. In all about 2.4 acres.

A substantial property set within 2.4 acres enjoying far reaching views over open countryside.

Entrance into:

ENTRANCE HALL A spacious hallway with stairs rising to the first floor with cupboard under.

SITTING/DINING ROOM A light double aspect room enjoying views over the garden and countryside beyond.

KITCHEN Fitted with a range of cupboards under worktop with a stainless steel sink and drainer inset. Appliances include a four ring gas hob, plumbing for a dishwasher and washing machine, electric oven and a useful storage cupboard.

REAR LOBBY/UTILITY ROOM With space for further appliances and a door leading to the garden.

CLOAKROOM With WC and wash basin.

BEDROOM A light double aspect room with French doors leading to the rear.

BEDROOM With fitted wardrobes.

BEDROOM With outlook to the side.

BATHROOM Fitted with a WC, wash basin and bath with shower attachment over.

First Floor

LANDING A spacious landing featuring a storage cupboard and doors to:

BEDROOM A light double aspect room enjoying far reaching countryside views. En-Suite with WC, twin wash basins and bath with shower attachment over.

SITTING ROOM/BEDROOM A triple aspect room, enjoying views to the front and a storage cupboard.

ANNEXE Adjoined to the house and could therefore be incorporated as additional living space with separate access. This self-contained annexe comprises a **Kitchen/Living Area** With units under worktops with a stainless steel sink and drainer, integrated oven, plumbing for a washing machine and French doors opening to the front. **Sitting Room** A lovely light room with French doors opening to the rear garden. **Bedroom** With a useful storage cupboard and French doors opening to the Sitting Room. **Shower Room** Fitted with a white WC, wash basin and walk-in shower.

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Outside

The property is approached via electric security gates opening onto an extensively paved driveway providing parking and turning for several vehicles, in turn leading to the large double length **DOUBLE GARAGE** with up electric roller shutter door, light and power connected. To the rear of the double garage is an additional **GARAGE** with up and over door. The gardens surround the property and are predominantly lawned interspersed with a variety of mature trees and shrubs with a formal garden to the front that is enclosed by mature beds and borders and fenced for pets. Further formal gardens to the rear enjoy a great deal of privacy and a tranquil location. An extensive orchard includes apple and pear trees, whilst to the side is a **TENNIS COURT** requiring refurbishment. There are further useful outbuildings including a timber shed and two large timber buildings which could be used for storage or as a studio/home office with the grounds in all measuring about 2.4 acres.

SERVICES: Mains water, electricity, private drains (biosystem) and oil-fired heating. **NOTE:** None of the services have been tested by the agent. **AGENT'S NOTE:** The biosystem was installed three years ago.

LOCAL AUTHORITY: Braintree District Council. Council Tax Band:F. £3,074.04 per annum for the period 2024/2025.

EPC RATING: Main House: TBC, Annexe: TBC.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick and block.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. Speed: Up to 900 mbps download, up to 900 mbps upload. **Phone 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 phone services by visiting <https://checker.ofcom.org.uk/>.

SUBSIDENCE HISTORY: None known.

RIGHTS OF WAY/EASEMENTS/PUBLIC FOOTPATHS: None Known

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: N/A

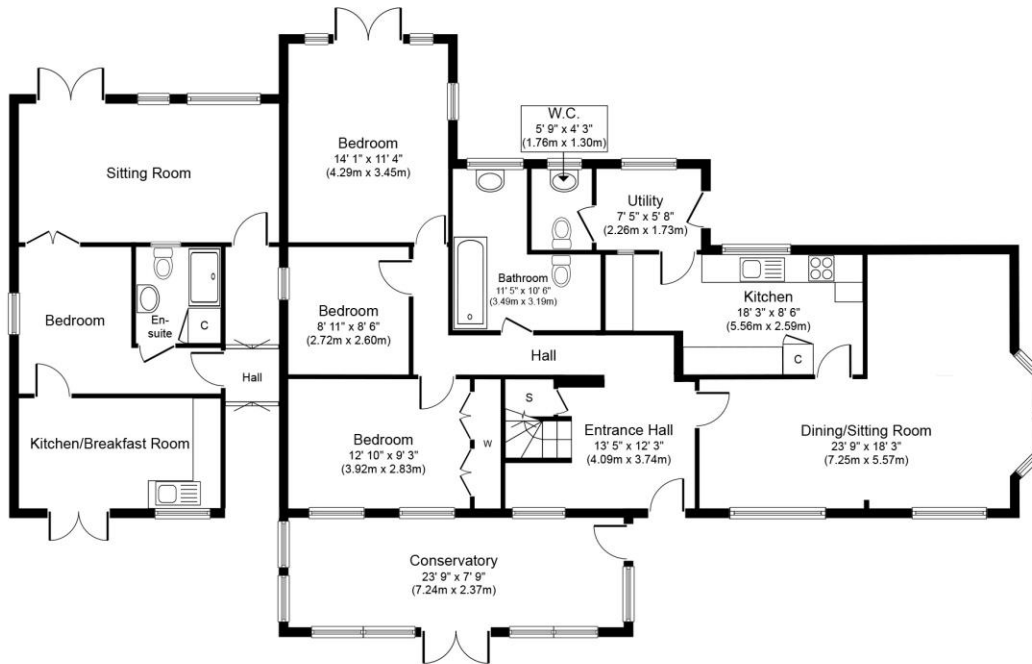
RESTRICTIONS ON USE OR COVENANTS: None Known

WHAT THREE WORDS: Tape, snoozing, crawler.

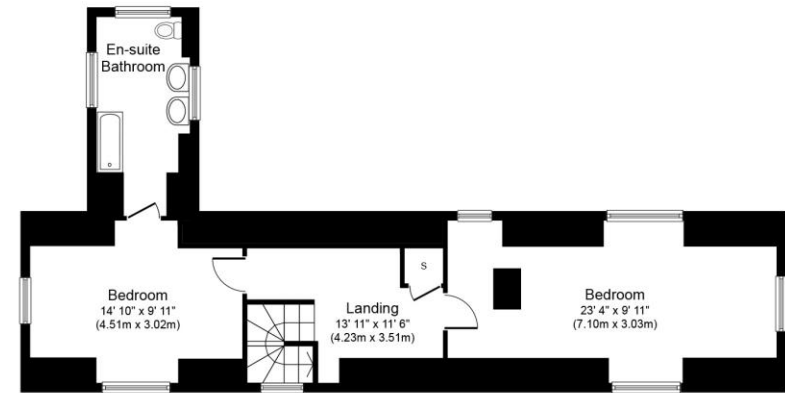
VIEWING: Strictly by appointment through David Burr – 01787 277811.

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Ground Floor
Approximate Floor Area
2,130 sq. ft.
(197.8 sq. m.)



First Floor
Approximate Floor Area
704 sq.ft.
(65.4 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.



