



Brick Kiln Barn

Higham, Suffolk

A charming detached barn conversion in a sought-after village location with lake and river frontage, in 20 acres.

A beautiful four bedroom barn conversion in the Dedham Vale Area of Outstanding Natural Beauty set in mature gardens leading to meadows and the River Brett in this popular Suffolk village.



3 RECEPTION ROOMS



4 BEDROOMS



3 BATHROOMS



GARAGING OUTBUILDING



20.5 ACRES



FREEHOLD



RURAL/VILLAGE



2,183 SQ FT



**OIEO
£1,250,000**



The property

Brick Kiln Barn is an attractive weatherboarded detached family home offering almost 2,200 sq ft of light-filled flexible accommodation arranged over two floors.

Converted to provide an elegant and practical living and entertaining environment, the property sensitively combines modern amenities, neutral décor, and quality fixtures and fittings with a wealth of exposed wall and ceiling beams.

The accommodation flows from a striking double-height reception hall with full-height windows and doors, feature block-paved flooring, a galleried landing above, and a useful cloakroom. This leads into a generous and open plan, dual-aspect, sitting room with a part-vaulted ceiling, further galleried landing, exposed wooden flooring, a freestanding woodburning stove, and a door opening to a ground-floor bedroom with French doors to the garden.

To the opposite side, an open-timbered wall leads into a rear-aspect dining room and an interconnecting dual-aspect study.

The ground floor accommodation is completed by a spacious kitchen/breakfast room with a range of wall and base units, granite work surfaces and modern integrated appliances. There is a neighbouring fitted utility room with a stable door to the side aspect and a walk-in pantry.

On the first floor, a vaulted galleried landing overlooking the reception hall and sitting room below gives access to the vaulted principal bedroom, which features fitted storage and an en suite shower room. A separate wing features the property's two additional double bedrooms, both with fitted storage, one with an en suite bathroom, along with a separate modern family bathroom.

Accessed from the landing with a loft ladder, there is a fully boarded and carpeted loft for storage and potential extra bedroom.



Outside

Accessed via a shared driveway, the property is approached through a five-bar gate over a block-paved driveway, providing private parking and giving access to a detached double garage.

The well-maintained English country garden surrounding the property is laid mainly to lawn bordered by well-stocked flower and shrub beds and interspersed with mature specimen trees. There is a greenhouse and seating areas ideal for entertaining and al fresco dining.

An additional garden leads down to the private River Brett frontage. There is a separate access into the 20 acres of undulating meadows, with ancient trees. There are spectacular views from the top of the hill over the river and lake towards Langham and Stoke by Nayland. The south facing meadow is ideal for animals and family enjoyment, and has been used for silage and hay crops. It also has potential for a vineyard, an equestrian or cross country course, and the lake and river are perfect for private fishing.

Location

Located at the confluence of the rivers Brett and Stour in the Dedham Vale Area of Outstanding Natural Beauty, Higham is a picturesque village with a church, surrounded by miles of scenic walking, riding and cycling routes.

Nearby villages including Stratford St Mary, Dedham and East Bergholt offer independent shopping, churches, tea rooms, pubs, schools and sporting facilities, notably the Stoke-by-Nayland and Brett Vale golf clubs. More extensive amenities are available in the nearby towns of Hadleigh, Sudbury and Manningtree and in Colchester and Ipswich city centres.

Communications links are excellent: the A12 gives access to major regional centres, the M11, London and motorway network, and Manningtree station (7.2 miles) offers excellent rail links to London Liverpool Street in under 60 minutes.



Distances

- Stratford St. Mary 1.3 miles
- Dedham 2.7 miles
- Stoke-by-Nayland 3 miles
- Colchester 9.4 miles
- Ipswich 11.4 miles

Nearby Stations

- Manningtree - Mainline
- Colchester - Mainline

Key Locations

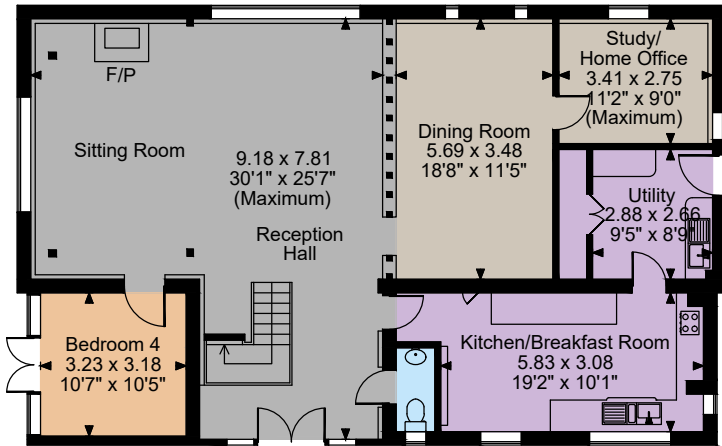
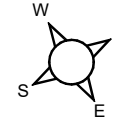
- Dedham Vale
- Flatford Mill
- Beth Chatto Gardens

Nearby Schools

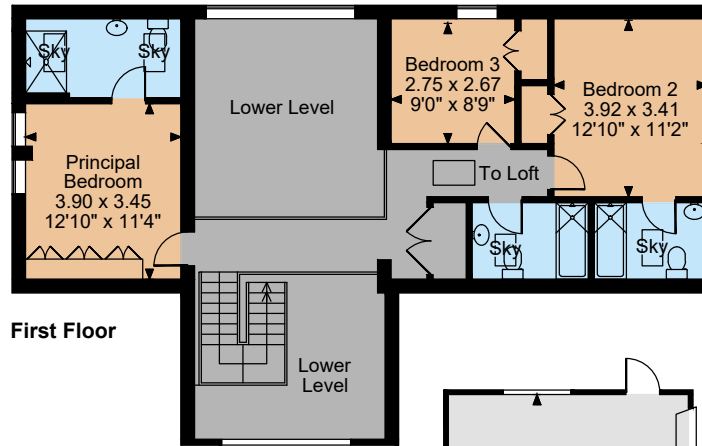
- Royal Hospital School
- Colchester Royal Grammar School
- Littlegarth School
- Stratford St. Mary Primary School



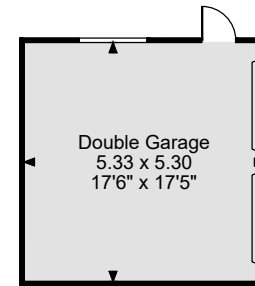
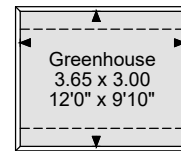




Ground Floor



First Floor



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height
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Floorplans

House internal area 2,183 sq ft (203 sq m)
 Double garage internal area 304 sq ft (28 sq m)
 Greenhouse internal area 86 sq ft (8 sq m)
 Total internal area 2,573 sq ft (239 sq m)
 For identification purposes only.

Directions

CO7 6JZ

what3words: ///flows.blissful.reseller - brings you to the property

General

Local Authority: Babergh District Council

Services: Mains water and electricity services are connected. Oil-fired central heating. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: F

Agent's note:

The owner of Brick Kiln Barn has a right of pre-emption right to purchase The Bungalow, a property that is situated to the rear of Brick Kiln Barn. This right shall be passed onto the purchaser.

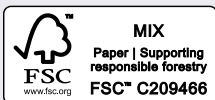
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