



**AN ATTRACTIVE PERIOD COTTAGE ON THE VILLAGE EDGE SURROUNDED BY FARMLAND, JUST 10 MINUTES TO BURY ST EDMUNDS**

26 High Rougham, Bury St Edmunds, Suffolk IP30 9LN

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**Bedfords**

ESTABLISHED 1966

## 26 High Rougham Bury St Edmunds Suffolk IP30 9LN

- Bury St Edmunds 4 miles
- Stowmarket Mainline Station 10 miles
- Ipswich 22 miles

ENTRANCE PORCH • RECEPTION HALL/SNUG •  
CLOAKROOM • SITTING ROOM • DINING ROOM •  
KITCHEN/BREAKFAST ROOM • 4 BEDROOMS •  
2 BATHROOMS • GARAGE • OFFICE • **ALL IN 0.2-ACRE**

Situated in an enviable rural setting on the edge of this highly regarded village, 26 High Rougham is an attractive period home, believed to date back to the late 18<sup>th</sup>-century when originally built as workers cottages to the Rougham Estate, with two-storey extension in 2007.

The accommodation is arranged over two floors, comprising 1,625ft<sup>2</sup> (151m<sup>2</sup>) and offers versatile and well-presented accommodation with most rooms enjoying views of the gardens and views of the farmland beyond. The property comprises a timber-framed glazed entrance porch with tiled floors, leading to a large reception hall/snug, with staircase to first floor and former fireplace with bressummer.

The dining room enjoys a double aspect with fabulous views over neighbouring fields and exposed red-brick chimney with open fire. The kitchen/breakfast room enjoys a double aspect with doors to both sides of the property and has been fitted with a range of modern shaker-style units with preparation worktops and integrated Bosch appliances to include induction hob with extractor, double oven, dishwasher, and fridge-freezer. There are steps up to the cloakroom and a lovely triple-aspect sitting room, with doors to the garden and red-brick fireplace with wood-burning.

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**Guide: £575,000** (Freehold)





On the first floor is a large split landing area, with the principal bedroom to the south with views over fields, a wardrobe area and en suite bathroom. There are 3 further bedrooms, all with lovely views of the surrounding landscape, served by a large family bathroom, with vaulted ceiling height and exposed brickwork, partial tongue-and-groove painted panelling, bath, separate shower cubicle, low level WC and pedestal wash basin.

### Outside

26 High Rougham is located in a wonderful rural setting on the village edge, surrounded largely by farmland. The property is approached from the village lane onto a large gravelled driveway area, providing parking for numerous vehicles and turning space. The property is landscaped with large lawned areas, interspersed with well-stocked flower beds, trees and well-maintained hedging.

The garage provides useful space, with an adjoining office, with views over the gardens and fields beyond.

### Services

*Mains water and electricity. Oil-fired heating (boiler installed 2012) • Private drainage via Treatment Plant (installed 2022) • West Suffolk Council Tax Band 'E' • EPC 'E' • Broadband Speed: 70Mb • Mobile: Ofcom suggest all providers likely.*

### Location

High Rougham forms a collection of only a handful of properties situated within this peaceful semi-rural area, although located within only four miles of the Historic market town of Bury St Edmunds and its excellent range of schooling, shopping, cultural and recreational facilities on offer. The village has a well-supported primary school, church, Village Store/Post Office and public house.

Blackthorpe Barn and its new *destination* coffee shop 'Roots' is close by, just 1.6 miles away.

**What3words: Chins.trams.sparrows**

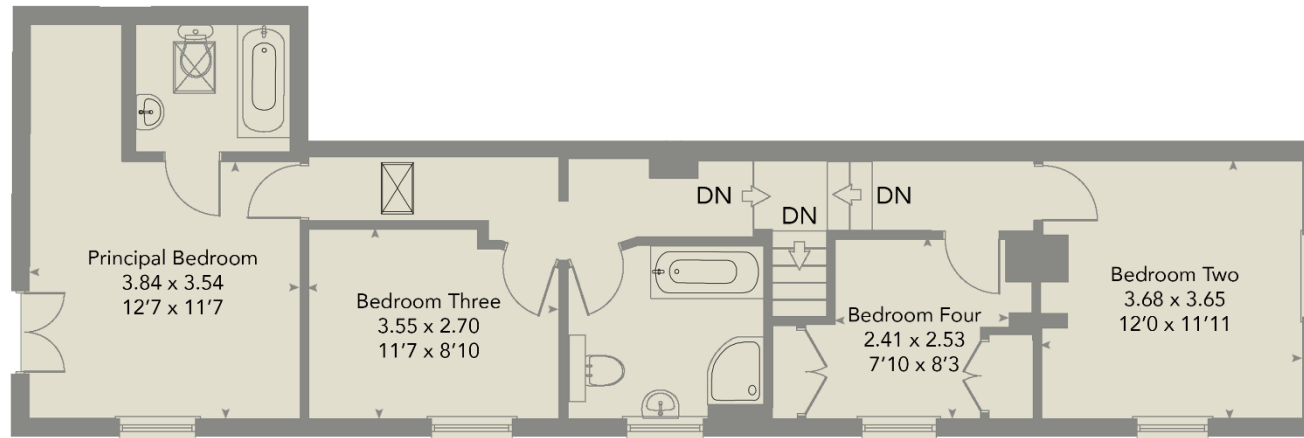
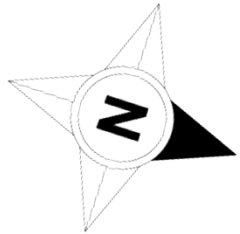


Approximate Gross Internal Area = 151 m<sup>2</sup> / 1625 ft<sup>2</sup>

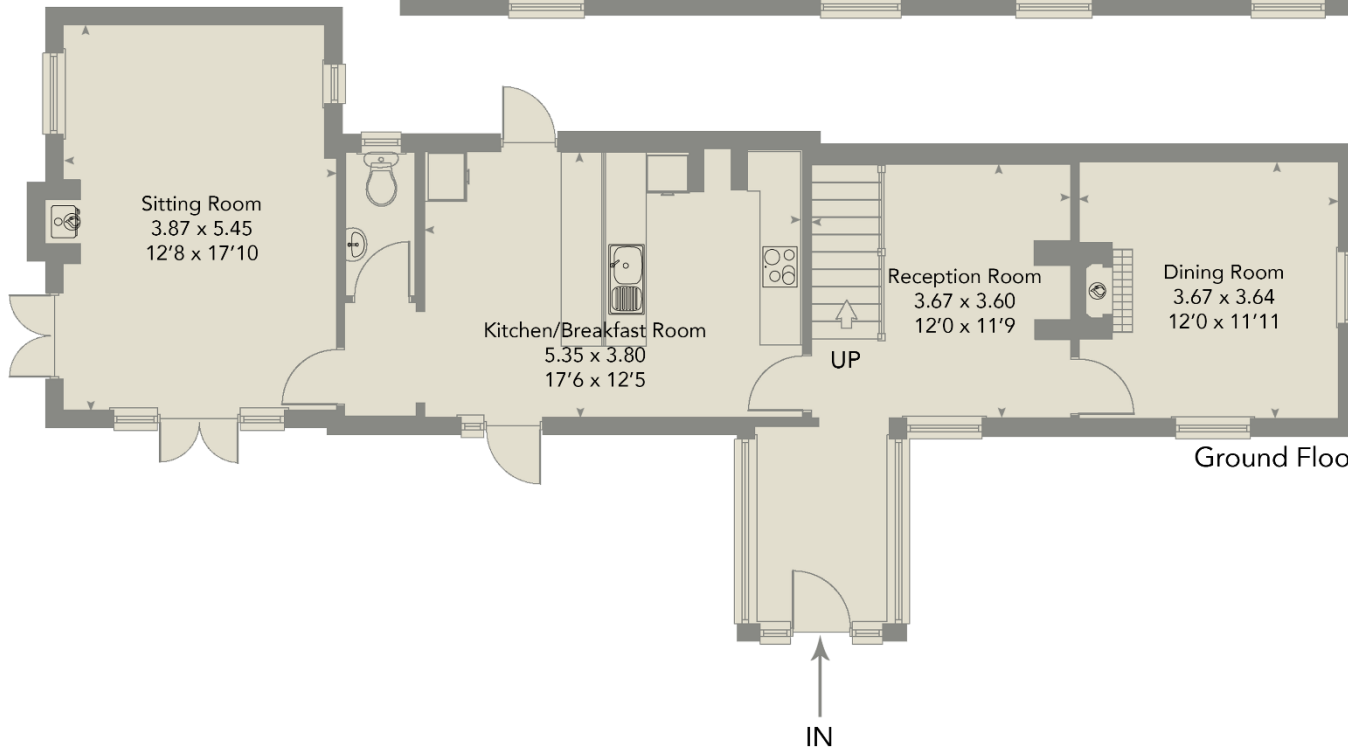
Garage = 20 m<sup>2</sup> / 215 ft<sup>2</sup>

Total = 171 m<sup>2</sup> / 1840 ft<sup>2</sup>

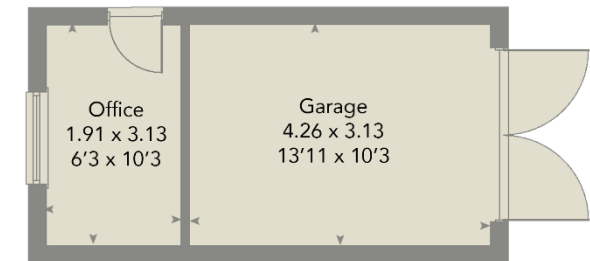
For identification purposes only - Not to scale



First Floor



Ground Floor



Garage

This plan is for layout guidance only. Not drawn to scale unless stated. Windows, door openings and all measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. Produced on behalf of Bedfords Estate Agents © 2024



Rojanda

25

26

0.206 acres

0 25 m 50 m

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