



South Manor Farm Lodge,
Bramfield IP19 9AH



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ESTATE AGENTS



A detached well-presented house hidden away in the wonderful East Suffolk countryside with the addition of a substantial modern 'Barn' - ideal for further conversion. Set in over 4 acres of Gardens and a paddock with potential for many uses, such as an annex/ holiday let or business use (subject to planning).

Accommodation comprises briefly:

- Entrance Hall
- Open - Plan Kitchen/Living/Dining Room
- Large Sitting Room with Wood-burner
- Ground Floor Shower Room
- Spacious Landing/Study area
- Generous Master Bedroom with Dressing Room
- Bathroom
- Two further Double Bedrooms
- One Single Bedroom & Office
- Detached 'Barn' with Garage, Store & Utility Room
- Approx. 3.29 Acre 'Wildlife' Paddock
- Gardens with a large Pond of Approx. 1 acre
- Outstanding Rural Location
- Bespoke Double Glazed Leaded Windows & Doors
- Oil-Fired 'Stanley Range' for Central Heating & Hot Water



The Property

The front door opens into a hall with a door to the right leading into the spacious sitting room, this room overlooks the garden with windows and double doors which are double glazed and with attractive leaded designs which are fitted throughout the house. The pine fireplace houses a wood burning stove and second woodburning stove is fitted in the family room. A shower room off the hall provides a large shower cubicle w.c. and hand basin. There is also a wonderful open plan (26ft x 18ft) Kitchen with built-in seating in the dining area and family room. The kitchen has been fitted with handmade pine wall and base cupboards with an oil fire 'Stanley' Stove for cooking which also provides central heating and hot water. An additional built-in cooker and hob is useful on warmer days. There is a shelved pantry and under stairs cupboard and a further snug/family room with another fireplace. Plenty of windows on all aspects giving views to the front and side and double doors leading out to the garden.

A door opens to the stairs leading to the first floor landing, this is a generous size with room for a study area, leading off to the master bedroom is a further 'dressing area' fitted with a good range of wardrobes. The main spacious bedroom is a lovely edition with its built-in window seat to enjoy the spectacular viewing over the garden and countryside beyond. There are two rooms in this wing currently used as an office and a single bedroom and a further two generous double bedrooms, fitted with wardrobes both with excellent views. The bathroom also enjoys good views with a bath and shower over, w.c. and wash basin.



Gardens and Grounds

South Manor Farm Lodge is approached over a single track which takes you over a railway line, (East Anglia single branch line) immediately across, you will find the property where there is plenty of off-road parking and a substantial modern 'Barn' (approx 1000 sq ft) currently used as a double garage/workshop with a separate large utility room, an external staircase to the side leads up to the large first floor room. This building has potential to convert to an annex/holiday let or for business use etc. The garden is situated to the front and sides of the property and extends to about one acre (sts) and back onto the railway line and open countryside. Paved terraces run to the front of the house and most of the garden is laid to lawn with a large wildlife pond and woodland area. There is a summerhouse, timber garden shed and a wildlife meadow of approximately 3.29 acres.

Location

The property is located on a no through road close to the village of Bramfield and the market town of Halesworth. Halesworth provides many independent shops, range of schools, public houses, restaurants, doctors, vets and a supermarket. It has a thriving centre of arts for the community called 'The Cut' which is close by and used as a theatre, cinema, exhibitions and workshops. There is a train station at Halesworth and Darsham with services to London Liverpool Street via Ipswich. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a 20 minute drive away.



Fixtures & Fittings

All fixtures and fittings including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

Oil fired central heating via the 'Stanley Range'. Private drainage, mains electricity and water connected.

Local Authority:

East Suffolk Council

Tax Band: E

Postcode: IP19 9AH

EPC: E

Agents Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

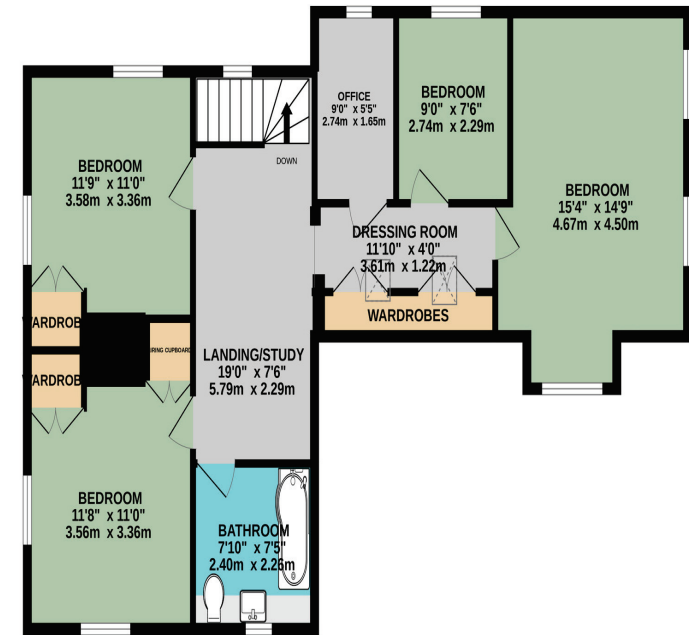
Vacant possession of the freehold will be given on completion.

Guide Price £745,000

GROUND FLOOR
874 sq.ft. (81.2 sq.m.) approx.



1ST FLOOR
885 sq.ft. (82.2 sq.m.) approx.



TOTAL FLOOR AREA : 1759 sq.ft. (163.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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To arrange a viewing, please call 01986 888205

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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