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Bramble Barn, Lodge Lane, Wissett,
Halesworth, Suffolk IP19 0JQ

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ESTATE AGENTS



Halesworth - 3 miles

Southwold - 10 miles

Norwich - 23 miles

Converted in 2010 by the current owner, Bramble Barn is a stunning detached barn conversion which sits at the end of its own long driveway in an isolated location. The house enjoys approximately 1 acre of grounds with a range of outbuildings which offer great potential for re-purposing into further living accommodation (subject to planning permission).

Accommodation comprises briefly:

- Dining Room with Bi-fold Doors
- Cloakroom
- Well-fitted Kitchen with Contemporary Kitchen Cupboards
- Generous Sitting Room with Magnificent Vaulted Ceiling, Oak Flooring & Staircase
- Ground Floor Bedroom and further Study/Bedroom
- Galleried Landing Overlooking the Sitting Room
- Two First Floor Bedrooms and Family Bathroom
- Wood-Burning Stove, Oil Central Heating with Under Floor Heating to the Ground Floor
- Detached Outbuilding with Utility & Workshop
- 1 Acre Plot to include a Long Private Drive, Plenty of Parking, Dog and Child friendly Enclosed Garden areas, Two Ponds & a Spinney



The Property

To the front of the property is the entrance door with side panels which open into the dining room, a further set of glazed bi-fold doors to the side open up onto the large outside paved terrace. Low exposed brick walls and open oak timbers flow into the sitting room. This magnificent reception room with its high vaulted ceiling is also fitted with bi-fold doors to the rear and an attractive oak staircase rises to the upper floor landing. A wood burning stove also provides hot water and heating along with the oil fired central heating, with underfloor heating on the ground floor. A cloakroom next to the front entrance provides space for boots with a w.c. and a hand basin. The kitchen is fitted with a good range of high gloss cupboards with solid oak work surfaces, free standing calor gas Range master stove with electric ovens. Integrated fridge and dishwasher.

On the first floor the galleried landing overlooks the sitting room and provides access to the main bedroom at the rear and a further bedroom to the front of the property, along with the bathroom. This is fitted with a bath with a shower over w.c. and wash basin. A single bedroom can be found on the ground floor off the sitting room to the rear of the property and a study or another single bedroom. The barn has been extremely well converted by the owner and provides a comfortable home with excellent views on all aspects over the surrounding East Suffolk countryside.



Garden

Bramble Barn is set back from the road by a long shingled driveway which is contained by mixed native hedging. There is ample off road parking to the front of the barn and the detached outbuilding. The owner has also converted this outbuilding to provide a utility room where the oil fired central heating boiler is housed along with the water cylinder, water softener, w.c. and plenty of loft storage. A cart lodge joins the utility room to a large workshop which is fully insulated with an attached large wood store. The gardens are enclosed in different areas by hedging and gates to make them dog and child friendly. A large south facing terrace with a lawned area is next to the house and leads to a rear lawned garden area. There are two ponds and a spinney and further areas for parking or landscaping.

This excellent property is situated in a very quiet and private location, surrounded by open countryside, with potential to provide more living accommodation by converting the outbuildings to residential use (subject to planning consent).

Location

The property is located close to of the village of Wissett, close to the market town of Halesworth. Halesworth provides many independent shops, Primary school, public houses, restaurants, doctors, vets and a supermarket. It has a thriving centre of arts for the community called 'The Cut' which is used as a theatre, cinema, exhibitions and workshops. There is a train station at Halesworth with services to London Liverpool Street via Ipswich. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a 30 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 boiler for central heating and under floor heating. Wood burner also provides hot water and heating. Mains water, private sewerage treatment plant and mains electricity.

EPC Rating: C

Local Authority

East Suffolk District Council

Tax Band: E

Postcode: IP19 0JQ

Agents Note

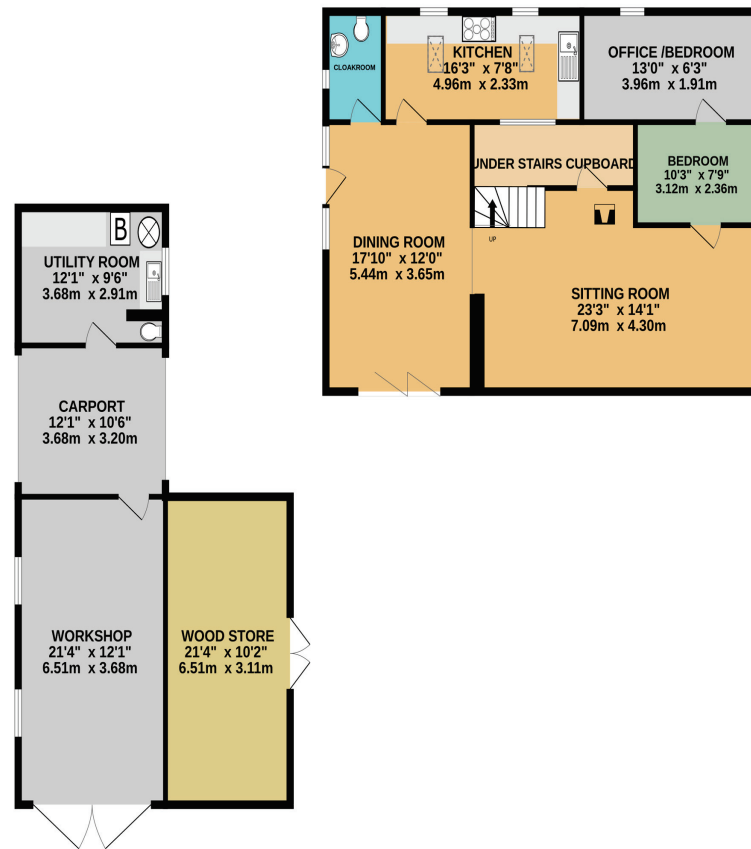
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

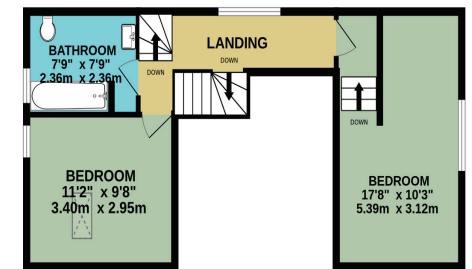
Vacant possession of the freehold will be given on completion.

Offers Over £650,000

GROUND FLOOR
1643 sq.ft. (152.6 sq.m.) approx.



1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 2107 sq.ft. (195.7 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.

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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