

EST.  1993

JENNIE JONES

ESTATE AGENTS



South Manor Farm Lodge, Bramfield, IP19 9AH

GUIDE PRICE

£745,000

SUMMARY OF THE ACCOMMODATION

ENTRANCE HALL; OPEN PLAN KITCHEN/LIVING/DINING ROOM; SPACIOUS SITTING ROOM; GROUND FLOOR SHOWER ROOM; LANDING/STUDY AREA; MASTER BEDROOM WITH DRESSING ROOM; TWO FURTHER DOUBLE BEDROOMS; BATHROOM; SINGLE BEDROOM/STUDY; DETACHED MODERN BARN WITH GARAGE, STORE AND UTILITY ROOM; 3.29 ACRE PADDOCK/MEADOW; 1 ACRE GARDEN WITH POND; RURAL LOCATION

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.

LOCAL AUTHORITY
East Suffolk Council.

COUNCIL TAX BAND= E

SERVICES: Mains water and electricity are available to the property. Oil fired central heating via the 'Stanley Range'. Private drainage. system.

VIEWING

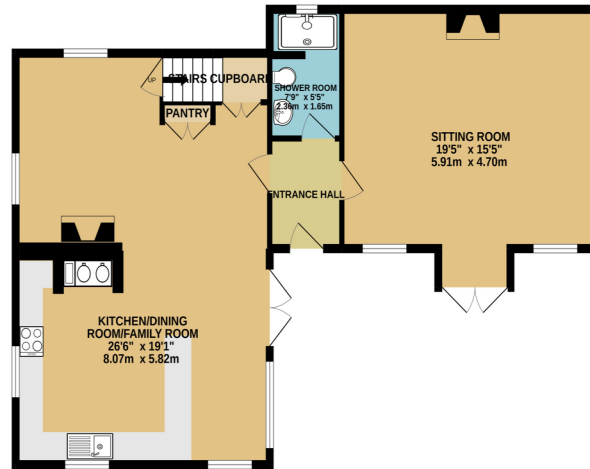
By appointment through Jennie Jones Estate Agents:

SAXMUNDHAM OFFICE(01728) 605511

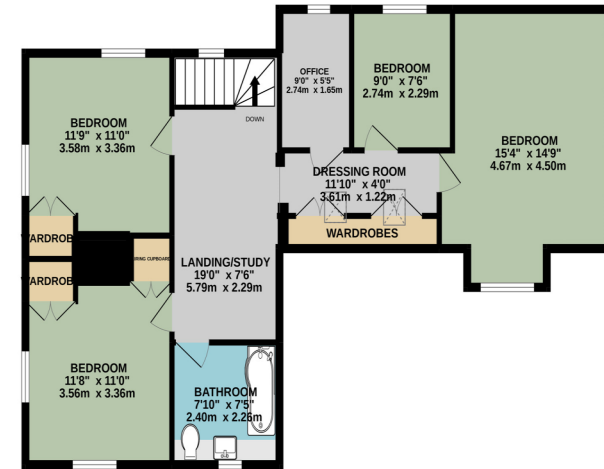
email: saxmundham@jennie-jones.com

EPC RATING = E

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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SAXMUNDHAM
T: 01728 605511

www.jennie-jones.com