



Crows Nest Cottage, Edwards Lane, Bramfield,
Halesworth, Suffolk, IP19 9AA



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Crows Nest Cottage is a four bedroom delightful period property, brimming with character and with pretty cottage gardens and set in a superb rural position on a small country lane, yet within walking distance of the village centre. Offered with no onward chain.

Accommodation comprises:

- Front Entrance Lobby & Rear Hallway
- Large Attractive Sitting Room
- Dining/Family Room Opening into-
- Kitchen
- Both Reception Rooms have Inglenook Fireplaces Housing Wood Burning Stoves
- Utility & Pantry
- Ground Floor Shower Room
- Master Bedroom with Dressing Room/Bedroom 5
- Further Double Bedroom
- Generous Bathroom with Roll-top Bath
- Two Attic Bedrooms with Vaulted Ceilings
- Oil Central Heating
- Pretty Cottage Gardens to the Sides and the Front.
- Superb Rural Position
- Retains Much of its Original Character with Beams and Staircases, Exposed Ceilings, Wall Timbers and Suffolk Latch Doors
- The Property is Currently used as a Holiday Let but would also make a Wonderful Full-Time Home
- Driveway and Detached Garage



The Property

This enchanting period detached house offers a wealth of exposed timbers and inglenook fireplaces in the sitting and dining/family rooms. The a hand made kitchen opens into dining/family room. Off the kitchen is a useful pantry and a rear lobby leads to a utility and a shower room, A door give access to the garden at the side of the house.

Off the front entrance lobby is a newel staircase to the first floor and a further steep staircase to the two attic bedrooms. There are two/three bedrooms on the first floor, one being a walk-through bedroom with access to the bathroom and which could be used as a dressing room. The wonderful two double bedrooms are both good sized doubles with built-in cupboards, exposed floorboards and lovely views over the garden to the front. The bathroom is spacious and has oak flooring and a roll-top bath on a raised plinth by the window.

The property enjoys a good outlook over the garden, surrounding farmland and countryside beyond.

The cottage is of timber frame construction with rendered front elevation and brick elevations to the sides and rear, all under a pantile roof. There are some low ceiling and door heights in the reception rooms and bedrooms.



Gardens

The cottage is approached off the country lane into a shingle driveway with plenty of parking next to a detached timber garage. The delightful cottage garden, which is predominately to the front and sides of the house is contained by mature trees and hedges and comprises of lawned areas and an abundance of mature plants, shrubs and trees, including fruit trees. There are walkways and brick paths surrounding the cottage, a greenhouse, timber summer house and brick garden store and areas to sit and enjoy the peaceful countryside setting.

Location

Bramfield offers an award winning public house, The Queen's Head, a village hall, a well regarded equestrian centre, a butcher/general store and a thatched church and also a Primary School. As well as footpaths in close proximity, there are also many bridleways. From the property there is easy access to all the Suffolk Heritage Coast has to offer and Crows Nest Cottage is just six miles from the coast as the crow flies. Southwold is within 8 miles; Dunwich, 8 miles; Minsmere Bird Reserve, 9 miles and Aldeburgh, 14 miles. The world famous concert hall at Snape Maltings can be found 13 miles from the property. The property is also in convenient proximity to the market town of Halesworth, which offers all day to day shopping needs and businesses. There is also easy access onto the A12, which is just over two miles from the property. Darsham Station, which has some direct lines to London's Liverpool Street Station, is approximately 3.5 miles.



Fixtures and Fittings

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

Services

Mains water and electricity. Private drainage. Oil fired central heating.

Local Authority

East Suffolk Council

Tax Band: D

Postcode: IP19 9AA

EPC:tba

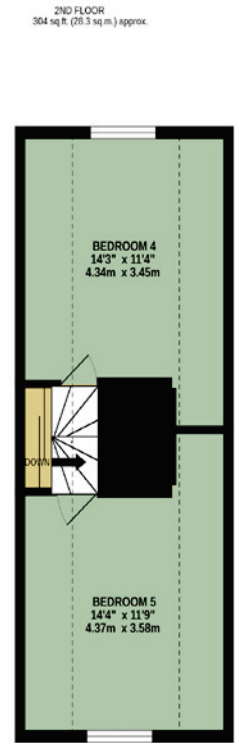
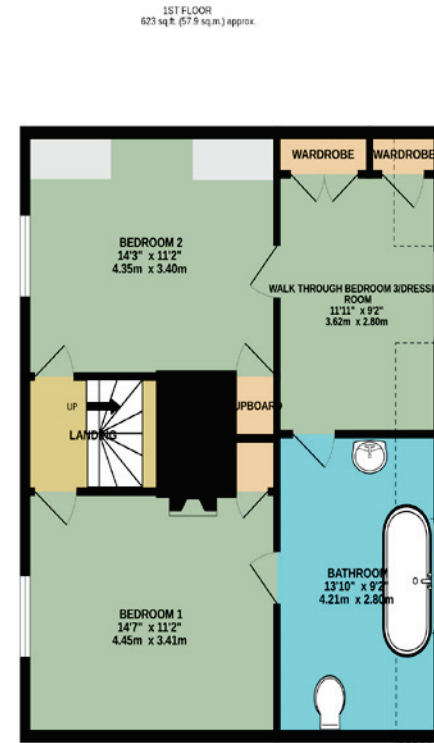
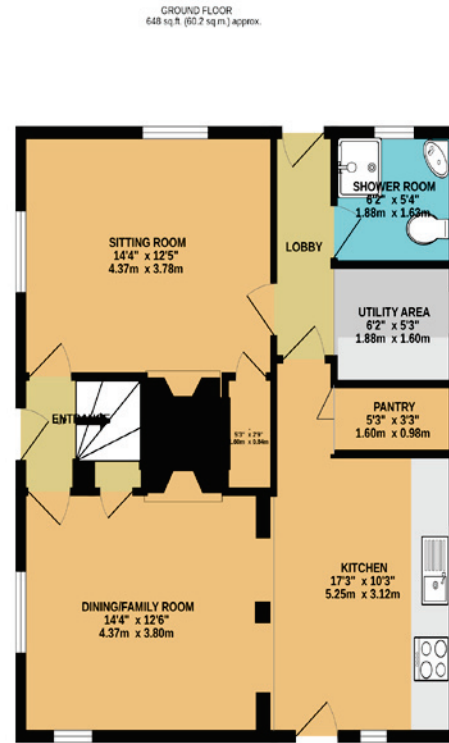
Agents Note

This 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 upon completion.

Guide Price £600,000



TOTAL FLOOR AREA : 1575 sq.ft. (146.3 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.



Offices throughout Norfolk & Suffolk:

Bungay 01986 888160

Harleston 01379 882535

Loddon 01508 521110

HALESWORTH OFFICE

15A Thoroughfare

Halesworth

Suffolk

IP19 8AH

Tel. 01986 888205

halesworth@muskermcintyre.co.uk