



EH

EXQUISITE  
HOME

## OPPORTUNITY AWAITS

Set within nearly ten acres of stunning countryside, this enchanting three-storey family home is accompanied by a thriving luxury self-catering business. Brimming with period charm, the main house features characterful spacious living space and the expansive garden offers a peaceful retreat, perfect for outdoor enjoyment and relaxation.

In addition to the main residence, the property includes two self-contained residential units, a detached two-storey cart lodge, and an L-shaped outbuilding that wraps around a charming courtyard. Situated in the sought-after village of Bramfield positioned between Halesworth and Darsham, and close to the stunning Heritage Coast and Heritage Coast and RSPB Minsmere. Conveniently located near the A12, with train services from Darsham to Ipswich and onward to London Liverpool Street, it offers both accessibility and tranquility.





*A Unique Opportunity in the Suffolk Countryside.*

Nestled within just under ten acres of breathtaking countryside, this exceptional and secluded property enjoys complete privacy with no nearby neighbours. It comprises a beautiful three-storey period house and a well-established luxury self-catering business, including charming cottages and a barn conversion.

The main family home is rich in character, featuring exposed beams, original fireplaces, and an array of period details. The accommodation is thoughtfully arranged, offering two inviting reception rooms and a beautifully appointed kitchen/breakfast room with solid wooden cabinetry, tiled splashbacks, and space for essential appliances. Both reception rooms offer exceptional versatility. The dining room is particularly charming, featuring an inglenook fireplace with a log burner, double doors leading to the garden, and beautifully stripped and polished narrow floorboards. Equally full of character, the sitting room boasts another striking inglenook fireplace with a log burner, creating a wonderfully cosy atmosphere. A staircase leads from this room to the first floor. The study also features stripped and polished narrow floorboards, offering a peaceful workspace.

Upstairs, the first-floor landing leads to a principal bedroom with two generous walk-in closets. There are two further double bedrooms, one en-suite and a single bedroom, currently separated by a stud wall, which could easily be removed to create a more spacious arrangement. The family bathroom includes a bath with a shower over, a WC, and a sink within a vanity unit. A further cloakroom with a WC and sink is also on this level, along with a linen cupboard for additional storage. A second staircase leads to the second floor, where there is another double bedroom, a single bedroom, and extensive eaves storage.



*“Steeped in character, the farmhouse features exposed beams, original fireplaces, and numerous period details...”*





*“The elegant country-style kitchen is a perfect blend of charm and modern comfort...”*









### *A Luxury Self-Catering Holiday Destination...*

A spacious garden surrounds the house, offering a wonderful outdoor retreat. Beyond this, the property extends to approximately 9.77 acres and includes a full-size tennis court. The former stable block has been expertly converted into two stylish and contemporary self-contained cottages, The Stables and The Byre. The first unit features a spacious dual-aspect reception/dining/kitchen area and a bedroom with an en-suite shower room. The second offers two bedrooms (one dual aspect), a Jack-and-Jill four-piece bathroom with a shower and bath, and a bright, open-plan kitchen/reception area with double doors leading outside and a cosy wood burner. Vaulted ceilings in both cottages enhance their sense of space and charm. A communal courtyard, perfect for barbecues, al fresco dining, and relaxation, sits at the heart of the property. The CL caravan site is situated in the field to the right upon entering the driveway and accommodates up to five caravans at a time. Facilities include electric hook-ups, water, and sewage disposal.



For those seeking a unique glamping experience, the property features two beautifully appointed yurts, Lapwing and Swallow, both furnished with double beds and log burners. A dedicated Yurt facilities hut behind the yurts includes composting toilets, a basin, a log store, a water supply, a washing-up area, a fridge, and cooking options. An additional hut provides an indoor dining space. Bathrooms with shower cubicles, toilets, and basins are located above the detached two-storey three-bay cart lodge and are shared with guests of the uniquely crafted Shepherd Huts; Woodpecker, Robin, and Kingfisher, each offering a charming and authentic retreat amidst stunning natural surroundings.

An extensive L-shaped outbuilding wraps around the courtyard, incorporating a dual-aspect games room with double doors leading outside, a music room, several storerooms, a workshop, a cloakroom, and a wood store. Subject to the necessary planning permissions, this building presents an excellent opportunity for conversion into an additional self-contained unit.

Already a thriving, high-end self-catering business with a substantial family home, this remarkable property offers an exceptional investment opportunity in one of Suffolk's most sought-after tourist destinations, welcoming visitors year-round.





# LOCATION

The charming village of Bramfield lies equidistant between Halesworth and Darsham, offering a perfect blend of rural tranquility and convenient access to local amenities. Halesworth is a bustling market town where the High Street is lined with independent shops, inviting cafés, and a variety of restaurants. It hosts a vibrant weekly market every Wednesday, drawing both locals and visitors alike. The town is also known for its cultural scene, with The Cut Arts Centre providing a hub for live performances, exhibitions, and creative workshops. Those who enjoy the outdoors can take scenic walks along the River Blyth, where wildlife and peaceful waterscapes create an idyllic setting.

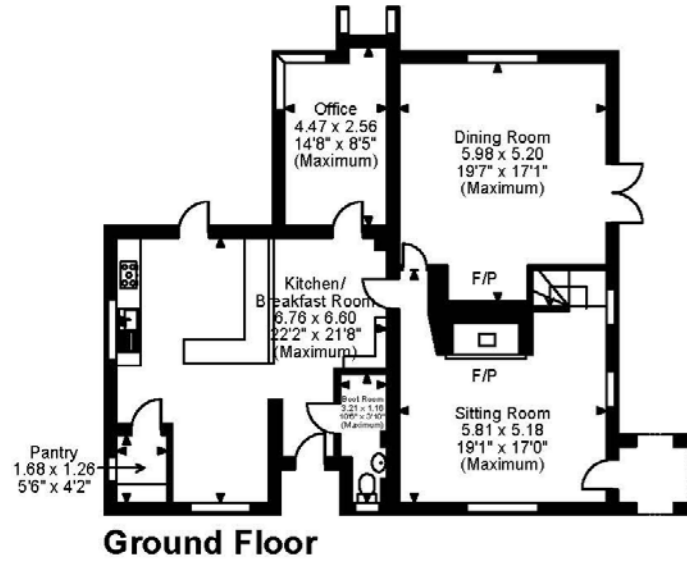
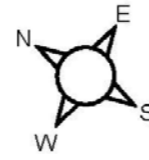
In contrast, Darsham is a designated Dark Skies village, making it an excellent location for stargazing on clear nights. The village is home to The Fox Inn, a cozy and welcoming pub renowned for its delicious homemade food and warm atmosphere. It serves as a popular gathering spot for both residents and those passing through, offering a taste of Suffolk's renowned hospitality. Bramfield itself is a quintessential English village, exuding character and charm. It boasts a lively village pub, where locals and visitors can enjoy a drink in a friendly setting, and the picturesque Grade II-listed thatched parish church of St. Andrew, a historic landmark that adds to the village's timeless appeal. Just a short distance away, a well-regarded farm shop with its own butchery offers high-quality local produce, from fresh vegetables and artisan cheeses to premium meats and homemade treats. The shop is a favorite among food lovers and a testament to Suffolk's rich agricultural heritage.

Just a short drive away, the stunning Heritage Coast is home to the elegant seaside resorts of Southwold, Aldeburgh, Thorpeness, Walberswick, and Dunwich. The renowned RSPB Minsmere nature reserve attracts birdwatchers and nature lovers alike.

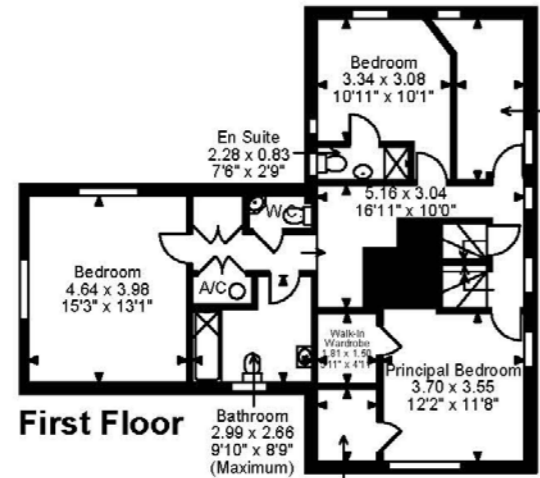
Despite its peaceful countryside setting, Bramfield is well-connected to major transport links. The A12 is close by, providing easy access to other parts of Suffolk and beyond. For those traveling further afield, Darsham station offers direct train services to Ipswich, where connections to London Liverpool Street make commuting or city visits seamless. Whether seeking a tranquil retreat, an active lifestyle, or a base to explore the rich landscapes and heritage of Suffolk, Bramfield and its surroundings provide the perfect setting.



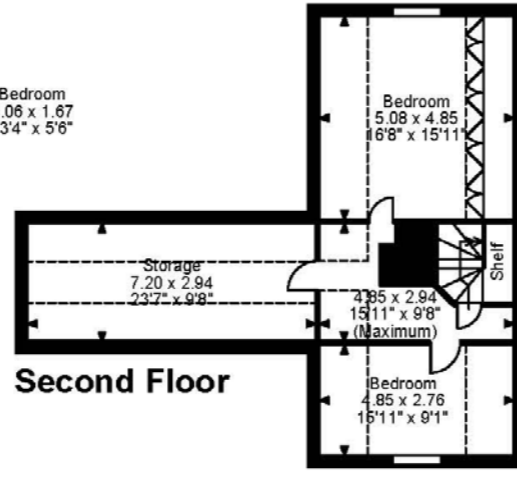
**Approximate Gross Internal Area**  
**Main House = 2583 Sq Ft/240 Sq M**  
**Cart Lodge = 686 Sq Ft/64 Sq M**  
**Total = 3269 Sq Ft/304 Sq M**



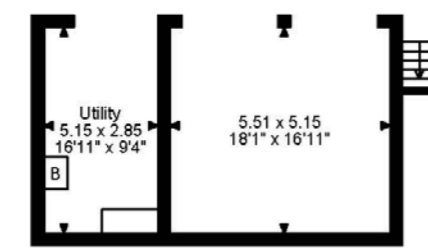
**Ground Floor**



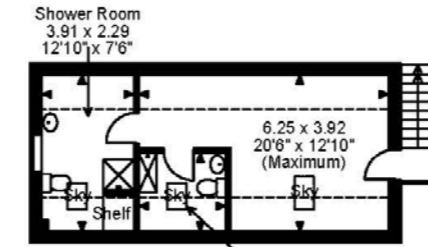
**First Floor**



**Second Floor**



**Cart Lodge Ground Floor**



**Cart Lodge First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□□□ Denotes restricted head height  
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8637609/DST



**KEY INFORMATION:**

**LOCAL SCHOOLS:**

- Bramfield Church of England Primary School, 0.88 Miles Away, Rated Good
- Wenhaston Primary School, 2.67 Miles Away, Rated Good
- Edgar Sewter Community Primary School, Halesworth, 3.8 Miles Away, Rated Good
- Holton St Peter Community Primary School, 4.2 Miles Away, Rated Good
- Bungay High School, 12 Miles, Rated Good
- Stradbroke High School, 12.8 Miles, Rated Good
- Saint Felix School - Independent School, (2-18 mixed, private, day and boarding school in Reydon, Southwold,) 8.6 Miles Away
- Framlingham College: Independent boarding & day school, 11 Miles Away

**LOCAL AUTHORITY:**

East Suffolk District Council  
 Council Tax Band F

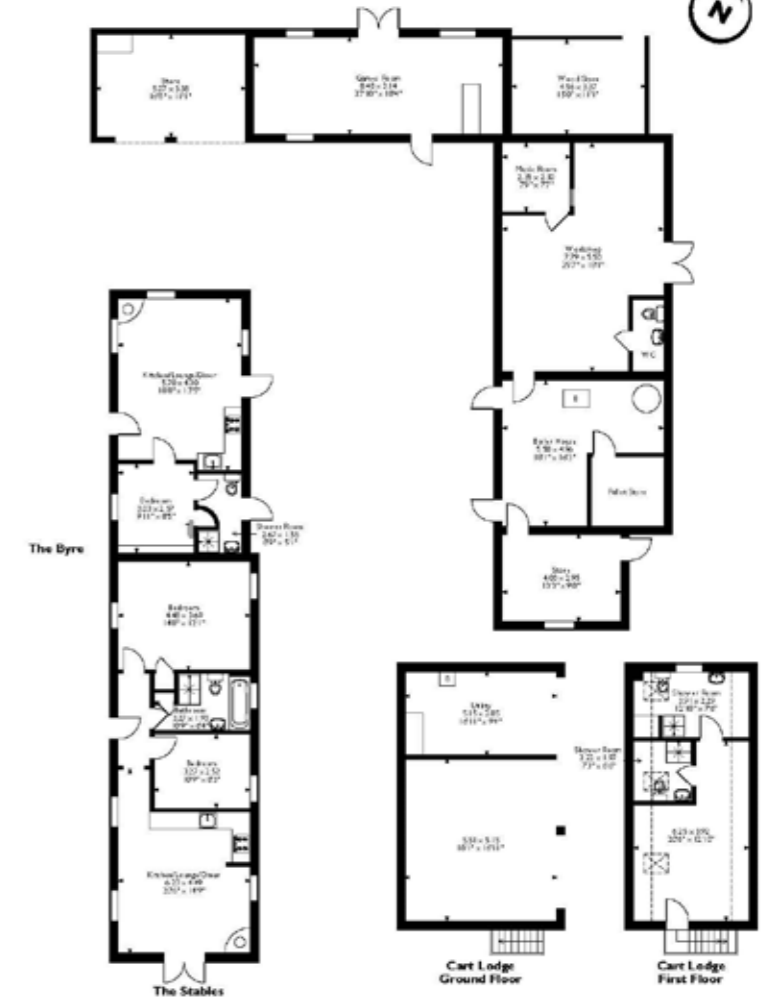
**TENURE:**

Freehold

**SERVICES:**

Heating Type: Biomass Heating  
 Electricity: Mains  
 Water: Mains  
 Sewerage: Treatment Plant

**Approximate Gross Internal Area**  
**The Byre = 36 Sq M/388 Sq Ft**  
**The Stable = 60 Sq M/646 Sq Ft**  
**Cart Lodge = 64 Sq M/686 Sq Ft**  
**Outbuilding = 149 Sq M/1604 Sq Ft**  
**Total = 309 Sq M/3324 Sq Ft**



Please note that the location of doors, windows and other items are approximate and the floorplan is to be used for illustrative purposes only. Unauthorised reproduction is prohibited.

All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.



EH

EXQUISITE  
HOME

# EXQUISITE HOME

At Exquisite Home, we offer a refreshing approach to selling or letting exclusive homes, combining individual flair and attention with the local expertise of independent estate agents to create a strong international network, with powerful marketing capabilities. We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. Exclusive properties also require a tailored approach to marketing. Our bespoke service adopts a lifestyle approach to the promotion of your property, combined with an efficient sales process and outstanding customer service. The widespread exposure of prime residential properties is crucial.

The more prestigious a property, the smaller the number of potential buyers. Buyers of exclusive properties are generally not constrained by such influences as specific location, proximity to public transportation or local amenities, In today's market, the mobility of buyers is also greater than ever and they could come from, quite literally, anywhere- through local and regional marketing, national newspapers and magazines or; increasingly, internationally using interactive technologies, with this in mind, we have created a marketing strategy to target a suitable geo-demographic profile of potential buyers around the world.

**EH**  
**EXQUISITE HOME**

Regional Office: Exquisite Home, Valley Lane, Wherstead, Ipswich, Suffolk, IP9 2AX

**T** +44 (0) 3333 606606 **E** [enquiries@exquisitehome.co.uk](mailto:enquiries@exquisitehome.co.uk)