



M
M

M
M

MUSKER
M^CINTYRE
ESTATE AGENTS

*Cobblers Cottage, 1 The Street, Bramfield,
Halesworth, Suffolk, IP19 9HT*

Cobblers Cottage is a 17th Century Grade II listed period cottage that has been thoughtfully updated for comfortable modern living. Renovated to a very high standard and full of character is ideally located in the village of Bramfield - a short drive to the coast.

Accommodation comprises briefly:

Entrance hall

Cosy sitting room with a part vaulted ceiling and a Minstrel's gallery

Well fitted sleek kitchen

Dining/family room with an inglenook fireplace

Stylish ground floor wet room

Two bedrooms - both good doubles

Enclosed courtyard garden

Bursting with character with exposed timbers and quirky features throughout

WIFI controlled electric heating with two fireplaces housing wood-burning stoves

Offered with no onward chain.



The Property

The front door opens into the entrance hall, with brick flooring and part-panelled walls leading into the attractive sitting room, bursting with character, exposed timbers and charming features throughout. There is a fireplace housing a wood-burning stove with a window to the front overlooking the courtyard garden. There is a part-vaulted ceiling with a 'Minstrel's Gallery' accessed by ladder and currently used as a study, also look out for the little plaster mouse! Off the hall is a stylish wet room, comprising of a large walk-in shower, w.c., hand basin and heated electric towel rail and a water softener. Brick flooring runs throughout the hall and into the second reception room currently used for dining and as a family room with sofas around the wonderful inglenook fireplace, fitted with another wood-burner and complete with original bread oven. The kitchen has been re-fitted to provide a good range of sleek white cabinets, electric freestanding cooker, dishwasher, washing machine. From the dining/family room a door gives access to the stairs and the first floor landing. There are two good sized double bedrooms, the main bedroom has a walk-in wardrobe and the hot water cylinder is sited here. The property has been thoughtfully renovated, is brimming with character and is offered in immaculate order-ready to move straight into.







Outside

A gate opens into a paved courtyard garden to the front of the cottage, the large enclosed patio area is ideal for 'al-fresco' entertaining with raised beds planted with flowers and shrubs and mature trees for added privacy. The gable end of Cobblers Cottage also boasts some attractive pargeting plaster work. The property is currently a holiday let but would equally make a comfortable full-time home.

Location

The village of Bramfield is ideally located just a short drive to the unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick and the ancient woodlands of Dunwich Forest. The Queens Head gastro pub, excellent butchers/general store and a primary school are close by. Halesworth town is just 3 miles away and 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 with services to London Liverpool Street via Ipswich.

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

Electric heating
Mains water, drainage and electricity.

Local Authority:

East Suffolk Council
Tax Band:C
Postcode:IP19 9HT

Tenure

Vacant possession of the freehold will be given upon completion.

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.

Guide Price: £344,950



TOTAL FLOOR AREA : 1019 sq.ft. (94.7 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.

Made with Metropix ©2026

To arrange a viewing, please call 01986 888205

Offices throughout Norfolk & Suffolk:

Bungay 01986 888160
Harleston 01379 882535
Loddon 01508 521110

www.muskermcintyre.co.uk

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.



A member of OnTheMarket.com



HALESWORTH OFFICE
15A Thoroughfare
Halesworth
Suffolk
IP19 8AH

Tel. 01986 888205
halesworth@muskermcintyre.co.uk