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Brook Farm  
*Walpole, Suffolk*

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MUSKER  
M<sup>C</sup>INTYRE  
ESTATE AGENTS



Experience country living at its finest with this exceptionally well presented and preserved farm house, at the end of the long track surrounded by fields and with only one neighbour. Boasting spacious accommodation across each and every room within, this property offers a large kitchen/dining space for entertaining, a spacious but cosy sitting room with wood-burner, three generous double bedrooms and a ground floor reception room that also functions as a fourth double bedroom with ensuite. Set within gardens of 1.7 acres (STS) in size, with areas dedicated to woodland, ponds and a substantial vegetable garden, this property is offered with no onward chain. Viewing is essential.

**Accommodation comprises briefly:**  
**Kitchen/Dining Room with Fireplace**  
**Sitting Room with Fireplace**  
**Reception Room/Fourth Bedroom**  
**Cloakroom/Ensuite**  
**Three Large Double Bedrooms**  
**Spacious Bathroom**  
**Barn/Workshop**  
**Plenty of Off-Road Parking**



## **The Property**

Stepping over the threshold you find yourself on the sprawling stone floor of the bright kitchen/dining area with imposing brick fireplace fitted with wood-burning stove and topped by an impressive timber beam mantle, immediately catching the eye. One corner of the room is fitted with bespoke custom-built wall and floor kitchen units with integrated appliances. Fitted within you will find a Neff oven with separate hob, dishwasher, fridge and butler sink with drainer cut into the worktop. Two large cupboards provide walk-in pantry and broom cupboard storage space. Beautiful exposed beams and timbers are prominent in this room and throughout the house. A door to your right leads through a small lobby containing stairs to the first floor and into the sitting room. Another impressive fireplace with wood-burner takes pride of place in this room, while double aspect windows make this space very light but still retaining a very cosy feel. To the opposite end of the house is a generous reception room with access to a cloakroom area, fitted with WC and wash basin, along with plumbing for a washing machine. This fantastic space has many options, currently being used as a fourth bedroom and ensuite bathroom. Taking the stairs up to the first floor you will find yourself on the long landing, which has access to airing cupboard storage. To either end of the property are the two largest bedrooms. The room to the West is currently being used as the master bedroom, benefitting from a triple aspect windows and a wealth of exposed timbers, with carpet underfoot. The bedroom to the East features attractive exposed wide floorboards, a small cast iron feature fireplace and has access to a walk-in wardrobe, which also houses the immersion tank. The third bedroom is another good size double room. Lastly we have the spacious family bathroom, fitted with claw-footed bathtub, separate shower cubicle, heated towel rail, WC and hand basin. Access to the roof space is also found within. The property benefits from having insulated walls, loft insulation and double glazed, timber framed windows.



## Outside

Turning off the country lane and following the track roughly 750 yards you will approach the property and its neighbour, a rural utopia with fields for miles around. A wooden five-bar gate opens up onto the spacious gravel parking area, with plenty of room for many vehicles. To the front boundary a substantial barn building can be found, measuring approximately 17 foot square, being brick footed and timber framed in construction, clad in corrugated metal sheeting. This outbuilding has potential for improvement or development into additional accommodation such as an annex or holiday let, with separate vehicle access via a gate already being present. The 1.7 acres (STS) of garden is divided into various areas to enjoy. Two large ponds to the East and West supply interesting wildlife, supplemented by a woodland area towards the far South boundary. A long stream garden cuts past a traditional lawn and patio area to the front of the house. Completing the garden is a large area put aside for growing your own vegetables, where you will also find a substantial timber garden shed and polytunnel frame. The gardens and beds are well stocked with a large variety of trees, some fruit bearing, and various other bushes and shrubs.

## Location

The property is close to the pretty villages of Walpole and Bramfield which has a village pub and restaurant, shop and school. It is situated just a few miles from the town of Halesworth. Halesworth provides many independent shops, a range of schools, public houses, restaurants, doctors, vets and a supermarket. It has a thriving centre of arts for the community called 'The New Cut' which is used as a theatre and cinema, and for exhibitions and workshops. There is a train station 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 minutes drive away.











## Fixtures and Fittings

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

## Services

Electric Storage heating. Mains electricity and water. Private drainage.

EPC Rating: E

## Local Authority

Suffolk Coastal District Council

Tax Band: F

Southwold – 12.3 miles

Halesworth – 4.7 miles

Ipswich – 29.5 miles

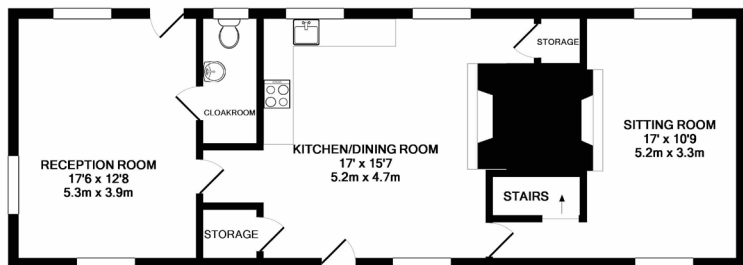
## Agents Note

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.

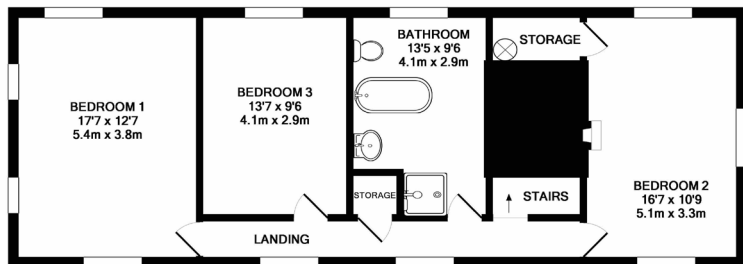
## Tenure

Vacant possession of the freehold will be given upon completion.

**Guide Price: £575,000**



GROUND FLOOR  
APPROX. FLOOR  
AREA 806 SQ.FT.  
(74.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 795 SQ.FT.  
(73.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1601 SQ.FT. (148.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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.