



EH

EXQUISITE
HOME

BRACONDALE

PERFECTLY PLACED

The northeastern part of Suffolk is a wild and beautiful region, close to the lovely Sunrise Coast and the UK's most easterly town, Lowestoft, and on the edge of Norfolk with its woodland, sandy heaths and the Norfolk Broads. There are around forty round towered churches in Suffolk dating back to the late Anglo-Saxon and early Norman period which were mostly constructed between the eleventh and fourteenth centuries. Dotted around the county, they give it an air of timeless beauty and along with the vast panoramas of open and unspoilt countryside, make this a popular area for families and tourists alike. Transport links are good here, with the A47 running northwest from Lowestoft to Norwich, the A12 heading south from Lowestoft to Ipswich, Colchester, Chelmsford and London, the A143 running west to Bury St Edmunds and regular fast trains from Beccles to Ipswich and thence to London Liverpool Street. This part of the county has Lowestoft as its main settlement and over the border into Norfolk, beautiful historic Norwich is within easy reach. With good road and rail links, it is also entirely possible to commute to work from here.





“On a quiet lane just outside the village is this much-extended and improved house...”

Sitting within the AONB and on a quiet lane just outside the village is this much-extended and improved house built in 1940. It has been extended several times over its life, but the present owners, who bought it eight years ago, have completely modernised and transformed it to a very high standard, reshaping it into the contemporary, light-filled and versatile family home it is today. Upon viewing it, they immediately saw its refurbishment potential and loved the outlook across the beautiful swathes of pastoral countryside. Since moving in, they have extended to add a dressing room and en suite bathroom, rewired, replumbed, replastered, put in underfloor heating, installed new windows, a new kitchen and bathrooms, installed a CCTV security system and redecorated throughout in a neutral palette. The frontage is laid to block paving, giving a generous amount of room for parking.

The porch opens into the large, airy, light-filled entrance hall floored with pale porcelain tiles. To the left is the study which has been used a great deal and which offers the ideal home office for anyone who has to work from home. To the right is the stunning lounge with its handsome original brick fireplace with wood burner and open brick window aperture into the dining room next door. The owners use this room when entertaining and it is the ideal family space. A large open arch flows naturally into the dual aspect dining room which enjoys lovely views over the garden. The owners have enjoyed many sociable parties here, easily accommodating up to twelve people around the table. With its elegant flow, this part of the house has been perfectly designed for socialising and entertaining. Open plan and inviting, the kitchen flows naturally from the entrance hall. A built in wooden unit made from reclaimed wood houses a built in under-bar fridge, two bottle drawers and two sideboard cupboards. The thoughtfully designed kitchen itself with its midnight blue units, white quartz worktops, breakfast bar with seating, induction hob and extractor hood with glossy white subway tiles behind, ceramic Belfast sink, integrated double electric oven with warming drawer, integrated floor to ceiling fridge and freezer, microwave and two dishwashers, on trend pendant lighting over the island and utility area with plumbing for washing machine and dryer is the perfect space for cooking, eating and entertaining. Guests tend to come in through the hall and congregate here, making for a wonderfully sociable atmosphere. With a family configuration, this is the ideal layout for children to sit and do homework or play while the meal is being cooked.



Beautifully Appointed





“The house is spacious, light and beautifully appointed...”







Spacious Accommodation

The hallway, illuminated with natural light streaming through the skylight, continues on to the left hand side of the house where the bedrooms and bathrooms are to be found. The principal bedroom is elegantly decorated with a feature wall of silvery grey wallpaper and pale paint on the walls. It benefits from a crisp, contemporary en suite shower room with electric towel heater. The double guest suite also has a smart en suite shower room with a large shower and a walk in wardrobe. Next door is another attractive double bedroom. The fourth bedroom is a single, ideal as a nursery or playroom. There is a spacious family bathroom with a skylight and porcelain tiles, perfect for a quick shower in the morning or a longer soak in the bath after work. There is also a three piece shower room off the hallway, completing the accommodation. The layout is such that guests can use the en suite bathroom in the guest suite while anyone else staying can use the three piece shower room.



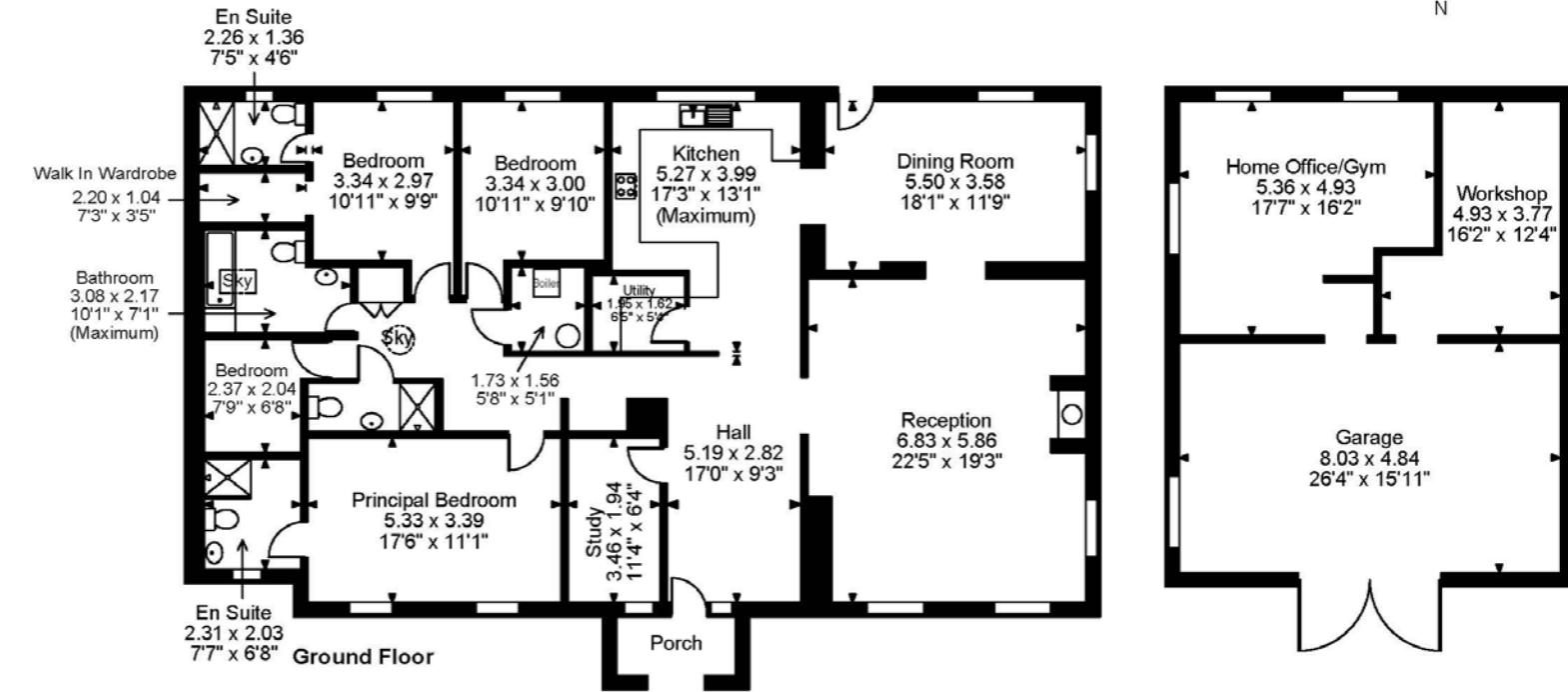
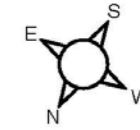
LOCATION

There is a spacious paved terrace to the rear of the house and an attractive outside kitchen area where the owners and their friends often enjoy barbecues and al fresco dining. The rest of the garden is laid to lawn. The house is situated on a generous plot of around a third of an acre and the lawn is encircled by mature and well established trees and shrubs, and patches of wild strawberries come up every year. The patio is a suntrap, often used as a chillout area by the owners as the sun comes round in the afternoon and stays until the evening. A large outdoor building in grey larch lap sits to the right of the garden. It has been divided into three, insulated, had power and light installed and has been fully plaster boarded out. To the front there is a useful room which is used as a home office, gym and music room. There is also space for a cart lodge style parking area and a workshop. The entire building is full of potential and could be converted into further accommodation and storage. There is also more block paving to the side of the house by the outdoor building and a small woodshed.

The village of Mutford lies five miles northwest of Beccles and six and a half miles southeast of Lowestoft. It is surrounded by unspoilt countryside and is situated on the northern tip of Benacre National Nature Reserve with the wide golden beaches at Kessingland and Covehithe within easy reach. It has a community centre and playing field and a beautiful medieval Grade I listed round towered church. Beccles with its many independent shops, cafes, restaurants and pubs and regular market is only ten minutes away and is the perfect place for shopping or leisure, as it is on the edge of the Norfolk Broads. It also has a station linking the town to Norwich and Ipswich. Larger Lowestoft is also only a ten minute drive away, beautiful Covehithe is a ten minute drive away and it is a fifteen minute drive to Southwold. The A12 is easily accessible, running directly to Ipswich. With plenty of off street parking, a pretty garden and outdoor cooking area, large garden outbuilding with potential and a spacious, immaculate interior refurbished to the very highest standard, this lovely house certainly ticks all the boxes.



Approximate Gross Internal Area
Main House = 2097 Sq Ft/195 Sq M
Garage, Workshop and Outdoor Room = 857 Sq Ft/80 Sq M
Total = 2954 Sq Ft/275 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	76 C
39-54	E		
21-38	F		
1-20	G		

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.



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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.

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