

Carisbrook The
Street
Bramfield
Halesworth



Carisbrook The Street

Guide Price £550,000

The energy efficient Georgian home...

Carisbrook, Bramfield is a spacious Georgian home with a rich history and charming features. As you step through the front door, you are greeted by a grand entrance hall with a majestic staircase leading up. The property boasts original features that have been lovingly maintained over the years by the current owners. The dining room is a generous space with room for a large table and additional furniture, featuring replacement sash windows and original shutters. Moving into the lounge, you'll find hardwood flooring, cast iron radiators, French doors leading to the patio, and a magnificent inglenook fireplace with a wood burner.

The kitchen breakfast room is a bright and welcoming space with dual aspect windows, pamment tiles, a solid fuel Aga, and bespoke cabinetry. The property also includes a boot room/boiler room with a highly efficient wood pellet boiler, a downstairs WC and cloakroom, a store room/cellar, a utility room, and more on the ground floor.

Heading up to the first floor, you'll find a galleried landing leading to several bedrooms and bathrooms. The attic room offers great potential for a variety of uses, while the bedrooms provide ample space and lovely views. One of the bedrooms even features an ensuite shower room. The property also includes a sizable garden with mature planting, a pond, a verandah off an outbuilding that could be converted into a home office or annexe, stpp.

As you explore the exterior of Carisbrook, you'll be delighted by the picturesque surroundings, including a driveway accessible through the garage, a beautiful wisteria, a veg patch with fruit trees, a two-bay cart lodge with solar PV panels, and additional storage and workshop spaces. The property's grounds offer a serene setting with lush greenery, seating areas, and a variety of trees and plants.

Overall, Carisbrook, Bramfield is a truly stunning property filled with character, history, and potential.

Agents notes...

A pre-recorded walkaround tour is available for this property

Council Tax Band D

Local Authority

East Suffolk

Council Tax Band D

EPC Rating D



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TOTAL FLOOR AREA: 3419 sq.ft. (317.7 sq.m.) approx.

While 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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