

Longacre Low  
Road  
Bramfield  
Halesworth



**ATTIK**  
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# Longacre Low Road

## Guide Price £550,000

### The spacious cottage in an idyllic location...

Longacre, Bramfield is a fabulous extended detached cottage situated on the edge of open countryside with great southerly views. The property boasts an elevated position and features a driveway for two or three cars, a single garage, and a larger-than-usual storm porch with stunning views over paddocks.

Upon entering through the front door, you are welcomed into a double-height hallway and stairwell. To the right is the original cottage, which exudes charm with its exposed beams and brickwork. On the ground floor of the original cottage, there is a lovely dual-aspect lounge and reading room with a fireplace & wood burner and more of those fantastic views, and a family bathroom. Upstairs, you will find a similarly sized bedroom with a vaulted ceiling and beautiful views, as well as plenty of exposed beams.

To the left of the hallway is the more recent addition, which has more than doubled the size of the original cottage. This part of the property comprises a dining room, kitchen/breakfast room, and utility room on the ground floor. Upstairs, there are two additional double bedrooms and a shower room.

The lounge features a separate reading room/snug area with large windows and a glazed door leading to the rear garden. The dining room offers ample space for a large dining table and a sofa, and it seamlessly flows into the fitted kitchen, which boasts a range of wall and floor-mounted cabinets, a ceramic drainer sink with views over the rear garden, and space for a dishwasher and cooker. Adjacent to the kitchen is a good-sized utility and boot room, which houses the oil-fired boiler, laundry appliances, and an airing cupboard.

Outside, the front of the property features a lawn, a driveway with turning space, and access to the single garage. The rear garden is truly delightful, with a patio area across the width of the property, a small brick storage shed, an oil tank, and a vast lawn that extends into the distance. There are also animal pens and a covered wood store further down the plot with plenty of space for livestock or a horse, and surrounded by fields, mature trees, and hedging. It is a truly tranquil space.

### Agents notes...

A pre-recorded walkaround tour is available for this property.

Council Tax Band E

Local Authority  
East Suffolk

Council Tax Band E

EPC Rating F



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TOTAL FLOOR AREA: 1910 sq.ft. (177.5 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.  
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