

1 The
Hill Halesworth
Road
Bramfield



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1 The Hill Halesworth Road

Guide Price £210,000

The cottage with great potential...

Nestled in the picturesque village of Bramfield, 1 The Hill presents a delightful opportunity for those seeking a comfortable and inviting home. This property boasts a convenient entrance porch, ideal for storing coats and shoes, leading into the functional kitchen and a well-appointed bathroom. The bathroom features a bathtub with a shower overhead, along with a wash basin and WC, all complemented by a window that allows natural light to filter in. The kitchen is equipped with a range of wall and base units, providing ample storage space and including space for a washing machine and a freestanding cooker. A useful pantry area under the stairs adds to the practicality of this space.

The lounge, bathed in natural light from a generous front window, is enhanced by a wood burner that creates a warm, inviting atmosphere. There's built-in storage available beside the chimney breast, optimising the use of space for furnishings.

Upstairs, the first bedroom comfortably accommodates a double bed, built in wardrobe, airing cupboard and features a lovely recess above the chimney breast and a delightful feature fireplace, providing both character and warmth. The second bedroom, versatile in design, would suit a single bed or home office setup and offers stunning views over the surrounding fields.

Externally, this property benefits from off-road parking for at least two vehicles, along with the potential for additional spaces should you wish to extend the drive. The front garden includes mature shrubs and flowers that bring a burst of colour during the warmer months. A side gate leads to a generous garden area, a pond and features two substantial storage sheds. With a charming brick path meandering through the garden and a lovely patio area suitable for outdoor seating, there's plenty of opportunity to enjoy the tranquil outdoor space. The vegetable patch in the garden enhances the appeal, offering the chance to cultivate your own produce.

Situated between Halesworth and the A12 at Darsham the property is superbly located to access many amenities including two stations and the stunning Heritage Coast. It's also very conveniently located near The Queens Head, a fabulous village pub serving great food, it's one of our favourites amongst many in the whole area.

This property not only provides a comfortable living environment but it also benefits from excellent outdoor space, perfect for gardening enthusiasts or those seeking a serene retreat in a beautiful location. 1 The Hill is a wonderful place to call home.

Agents notes...

A pre-recorded walkaround tour is available for this property

Council Tax Band A. EPC to follow

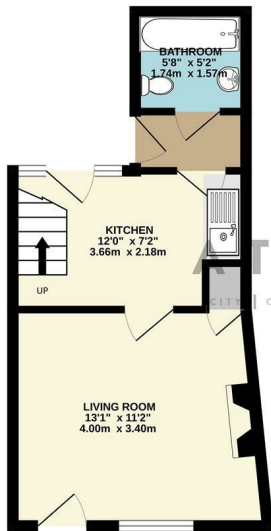
Local Authority
East Suffolk

Council Tax Band A

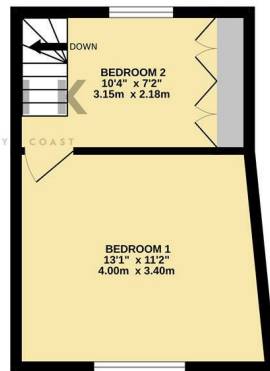
EPC Rating F



GROUND FLOOR
269 sq. ft. (25.0 sq.m.) approx.



1ST FLOOR
226 sq. ft. (21.0 sq.m.) approx.



TOTAL FLOOR AREA - 495 sq. ft. (46.0 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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