

Wellex House The
Street
Bramfield
Halesworth



ATTIK
CITY | COUNTRY | COAST

Wellex House The Street

Offers In Excess Of £300,000

A charming period home in a picturesque setting...

Tucked away in the heart of the delightful village of Bramfield, The Old Shop is a beautifully presented character property brimming with warmth and period charm. With its pretty cottage garden awash with flowering borders, climbing blooms, and a kitchen garden tucked to one side, this former village shop is now a lovingly updated home offering both charm and comfort in equal measure.

Inside, you're welcomed into a bright entrance hall leading to a well-equipped kitchen/breakfast room, complete with oven and ample space for a fridge-freezer. A separate utility area and generous downstairs WC add to the home's practicality. The sitting room and adjoining dining room are perfect for relaxing or entertaining, enhanced by traditional features and flooded with natural light.

Upstairs, the home offers three spacious bedrooms, including a lovely master with en suite shower room, and a well-appointed family bathroom with shower over bath. Each bedroom enjoys excellent natural light, with windows that look out over the charming gardens or neighbouring rooftops of this peaceful village.

Outdoors, you'll find a glorious garden complete with mature planting, a patio dining area, and a vegetable patch for those with green fingers. There is a dedicated parking space, with right of way access via the driveway.

Bramfield itself is a tranquil Suffolk gem, surrounded by countryside walks, rolling fields and only a short drive to the stunning Heritage Coast, including Southwold, Walberswick, and Dunwich. Closer to home, the village boasts a superb pub – The Queen's Head, famed locally for its excellent food and warm welcome, and there's quick access to the nearby market towns of Halesworth and Saxmundham, both offering further amenities, independent shops, and railway links.

This is country living at its best – a home full of charm, within easy reach of coast, countryside, and community.

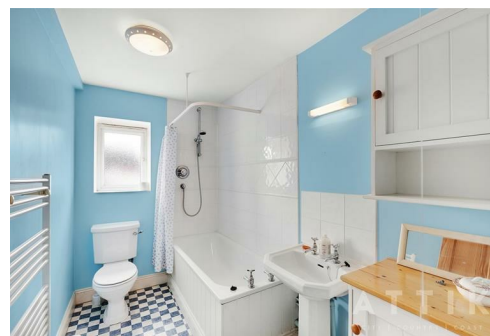
Agents notes...

A pre-recorded walkaround tour is available for this property

Local Authority
East Suffolk

Council Tax Band C

EPC Rating D



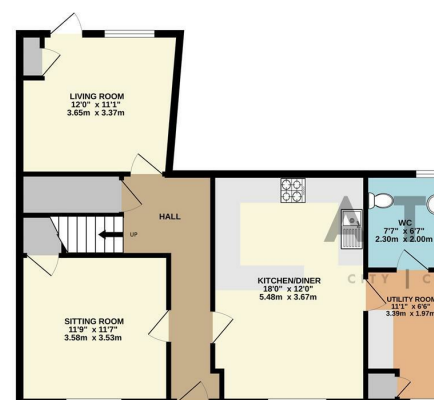
Contact

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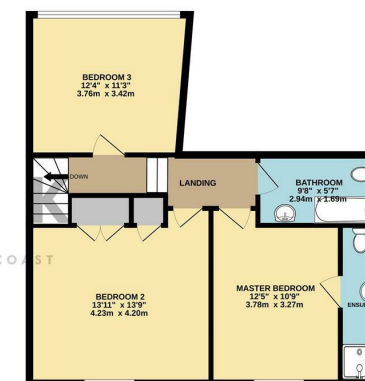
enquiries@attikccc.co.uk

www.attikccc.co.uk

GROUND FLOOR
743 sq.ft. (69.0 sq.m.) approx.



1ST FLOOR
631 sq.ft. (58.6 sq.m.) approx.



TOTAL FLOOR AREA: 1374 sq.ft. (127.7 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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