



The Street, Brandeston, Suffolk



A DETACHED, (not listed) character thatched property in the heart of the quintessential English village of Brandeston. It has PLANNING CONSENT FOR A TWO BEDROOM DETACHED PROPERTY TO THE RIGHT OF THE PLOT** **0.4 of an acre PLOT (sts)** **GARAGE WITH ANNEX POTENTIAL (STPP)** **WORKSHOP AND SHEDS**

LOCATION Brandeston is a very popular village with a fantastic independent school "Framlingham College Prep School" (previously Brandeston Hall School) and also benefits from a well-used village hall. The market town of Framlingham lies approximately 4 miles away and is well known for its twelfth century castle and church, the Market Hill is surrounded by a range of interesting independent shops and a variety of restaurants, it is also the site of a twice weekly market selling fresh fish, bread, fruit and vegetables. Wickham Market train station is approximately five miles away with links via Ipswich train station and offers a main line service to London Liverpool Street which takes just over an hour. The heritage coastline at Aldeburgh lies approximately 17 miles away.



- Garden of approx. 0.4 of an acre (sts) with planning consent for detached 2 bed dwelling to right of plot.
- Sitting Room and Conservatory
- Kitchen/Breakfast Room
- Three/Four Double Bedrooms
- Open Countryside Views
- Double Garage (with annex potential), Sheds & Outbuildings

51 THE STREET - INTERIOR A glazed door leads into the Sitting Room, (please note the vendors currently do not use this door and come in through the side door directly into the Kitchen), which is beamed and benefits from a brick fireplace with bressummer beam over, with a metal chimney hood and an open fire beneath. A glazed door to the rear offers access to the rear garden. To the right through open studwork is a Study/possible bedroom 4 which has a window to the front and a door opening into a downstairs shower room. The Shower Room benefits from a corner shower cubicle, WC, wash hand basin and has plumbing for a stacked washing machine and tumble dryer. To the right of the Sitting Room is a fabulous Dining Room with windows overlooking the front and a Suffolk pamment floor, brick-built fireplace with a wood burner sitting on a tiled hearth. Off the Dining Room is a Conservatory which is of a generous nature and overlooks the garden with fabulous countryside views beyond. The Kitchen benefits from a range of wood wall and base units, laminate worktops with a ceramic sink and mixer tap. There's a breakfast bar and space for a slimline dishwasher, under counter fridge and cooker. There is a small lobby off the kitchen leading to a separate WC with a window to the side and a further downstairs shower room comprising: corner shower cubicle, wash hand basin. A set of original stairs from the Dining Room takes you to a Dressing Room which already has a WC and wash hand basin. This would make a perfect En-Suite to the Main Bedroom. The Main bedroom is spacious with beams and benefits from two built-in wardrobes. There is a further staircase off the Sitting Room which leads to spacious bedroom with another bedroom off it. This would also make a fabulous dressing room. This property must be seen to fully appreciate the architecture and huge potential to create multi-generational living with the opportunity of both an annexe and building plot. Call 01728 724566.

51 THE STREET - EXTERIOR To the front are two five bar gates offering easy access and parking. There is a garage which has great annex potential as it has an outside staircase to the rear and could be converted (stpp). There is a further garage with double doors, workshop and sauna. The south facing garden is mainly laid to lawn with a plethora of mature trees including fruit trees and there is a patio area perfect for outside dining. **Please note:** There is planning permission for a two-bedroom detached property to the right hand side of the plot. You can view the plans on the East Suffolk website, planning reference DC/23/4590/FUL.

TENURE The property is freehold and vacant possession will be given upon completion.

LOCAL AUTHORITY: East Suffolk

Tax Band : F

EPC: D

Postcode: IP13 7AA

SERVICES: Oil Fired Central Heating, mains drains, water and electricity.

AGENTS NOTES The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing.

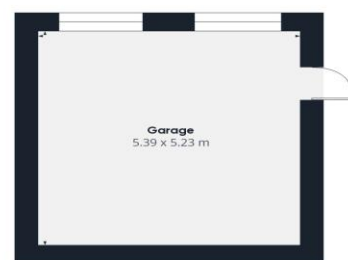




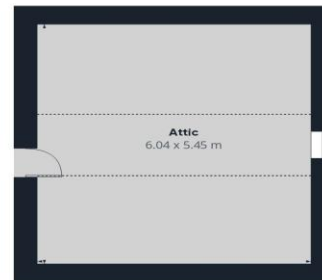
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Floor 1 Building 2



Approximate total area⁽¹⁾

200.14 m²

Reduced headroom

37.45 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Important Notices: 1. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. 2. The plumbing, heating and electrical fittings as described have not been tested (unless stated) and no assurances can be given as to their condition or suitability. 3. The floor plans are for illustration purposes and not to scale.

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