



APPLETREES
BRAMFIELD, HALESWORTH, IP19 9JD



This beautifully presented three bedroom detached 16th century thatched house has lots of character, whilst sitting in a substantial sized plot with a detached double garage, stunning gardens and superb views.

Stepping through the main front door you are welcomed into the entrance hallway. To the right is the dual aspect dining room with a cosy wood burning stove. The kitchen is a small kitchen, with beautiful views over the garden and access to the downstairs cloakroom and garden. From the hallway, you have the sitting room which again is dual aspect with an open fireplace.

Upstairs, on the first floor, a spacious landing gives access to all bedrooms. Bedroom one is to the right which is a spacious double room, with a cupboard for storage and feature fireplace. Bedroom two is to the left, another double room and then bedroom three is a large single/small double room. The bathroom is lovely, with a window above the bath to sit and enjoy the views, toilet, bidet, and basin.

Outside, as you are welcomed to the property, you have plenty of off-road parking on the shingled driveway for numerous vehicles and access to the detached double garage. Stepping through the garage via the side door you have a downstairs shower room with a shower, toilet, and basin and then through to the main garage, up the stairs you have a studio which has beautiful views through the Velux windows. A further outbuilding can be found which has space for further appliances. The beautiful rear garden is all towards the front and the side of the house, laid mainly to lawn, with mature tree shrubs, beds, and borders with beautiful views.

TENURE - Freehold

SERVICES: Mains water and electricity are connected to the property and drainage is via a private septic tank. Heating is provided by oil-fired radiators and wood burner. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY: East Suffolk Council – Band F

EPC – E

VIEWING Strictly by appointment with the agent's Halesworth office. Please call 01986 872 553.

DURRANTS BUILDING CONSULTANCY Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations, and project management - please contact the team directly.



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CHARMING
THATCHED
COTTAGE





FLOOR PLAN



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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