



Farah House, Paper Mill Lane, Bramford, IPSWICH, IP8 4BU

welcome to

Farah House, Paper Mill Lane, Bramford, IPSWICH

Stunning Grade II listed Georgian Townhouse boasting six double bedrooms, four en suites, a seperate bathroom, sash windows throughout, a high spec kitchen, a detached garage and cabin/workshop.



Entrance Porch

7' 1" x 4' (2.16m x 1.22m)

Single glazed window to the side and double doors leading to the lobby.

Entrance Hall/Lobby

17' x 15' 9" (5.18m x 4.80m)

Impressive, beautifully presented entrance lobby with wood effect flooring, a sweeping staircase leading to all floors, an original wood burner with chiminea, a Victorian style radiator, two sash windows to the front, a door to the porch, a TV point and an opening leading to the lounge.

Lounge

23' 3" x 12' 2" (7.09m x 3.71m)

Sash windows to the front and side, wood effect flooring, two Victorian style radiators, spot lights, an open fireplace and an opening leading to the lobby.

Dining Room

16' 2" x 14' 2" (4.93m x 4.32m)

Beautifully presented dining room with ample space for large table and chairs, sash windows to the front, wood effect flooring, a Victorian style vertical wall hung radiator, an additional radiator, spot lights, TV point and concertina doors leading to kitchen.

Kitchen

16' 2" x 15' 9" (4.93m x 4.80m)

Stunning kitchen with a range of eye and base level units in high gloss white with granite worktop surfaces, an inset sink plus drainer and chrome mixer tap, space for a range of appliances, spot lights, exposed beams, tiled effect flooring, a pantry, a sash window to the front and a central chef's island.

Utility Room

6' x 5' 8" (1.83m x 1.73m)

Wood effect flooring, a double glazed window to the rear and space for a washing machine and tumble dryer.

Conservatory

10' 6" x 8' 7" (3.20m x 2.62m)

A sash window to the front, wood effect flooring, a door leading to the front garden and wall hung lights.

Basement Landing

Doors leading to a bedroom, cloakroom and store room.

Store Room

11' 9" x 16' (3.58m x 4.88m)

Wood effect flooring, spot lights, exposed beams and ample storage space. This room could be made into a kitchenette to make this into a separate apartment.

Basement Bedroom

21' 4" x 11' 4" (6.50m x 3.45m)

Self-contained bedroom with double doors leading to the cloakroom, Herringbone wood effect flooring, spot lights and a vertical wall hung radiator.

Basement Cloakroom

5' x 5' (1.52m x 1.52m)

Exposed brick work, low level WC, pedestal wash hand basin, wall hung lights and double doors leading to the bedroom.

1st Floor Landing

Sweeping, Georgian staircase, carpet flooring, a Victorian style radiator and spot lights throughout.

Bedroom One

20' 6" x 14' (6.25m x 4.27m)

Sash window to the front, a full wall of built in wardrobes, carpet flooring, a Victorian style radiator, spot lights and entry to the en suite via a hidden wardrobe door.

En Suite To Bedroom One

12' 5" x 7' 3" (3.78m x 2.21m)

Stunning en suite accessed via wardrobe doors in the bedroom one, a sash window to the front, tiled flooring, partial tiled walls, low level WC, a shower with glass enclosure with additional jetted shower, a vanity sink with chrome mixer tap, extractor fan, spot lights and shaver point.

Bedroom Four

16' 1" x 11' 9" (4.90m x 3.58m)

Sash window to the rear, a Victorian style radiator, spot lights, a built in wardrobe and carpet flooring.

En Suite To Bedroom Four

7' 6" x 4' 7" (2.29m x 1.40m)

Part tiled walls, low level WC with additional jets, a double shower with jetted shower and glass enclosure, a vanity sink, chrome heated towel rail, tiled flooring, spot lights, shaver point and extractor fan.

Bathroom

16' 2" max x 7' 2" (4.93m max x 2.18m)

Enormous, long sweeping bathroom finished to a very high standard with a walk in shower with further waterfall shower, low level WC with additional jets, a vanity sink with chrome mixer tap, a chrome heated towel rail, part tiled walls, tiled flooring, spot lights, an airing cupboard housing the boiler and a sash window to the front.

2nd Floor Landing/Bedroom Two

16' 8" x 16' (5.08m x 4.88m)

Sash windows to the front and rear and a staircase leading to the loft. This area has been used as a quirky hang out space and additional bedroom by the current vendors.

Bedroom Three

15' 8" x 12' 7" (4.78m x 3.84m)

Sash window to the rear, a Victorian style radiator, carpet flooring, exposed beams and spot lights.

Bedroom Five

15' 9" x 6' 6" (4.80m x 1.98m)

Sash window to the rear, a grey vertical wall hung radiator, carpet flooring and spot lights.

Bedroom Six

16' 7" x 14' 8" (5.05m x 4.47m)

Sash window to the front, a Victorian style radiator, carpet flooring, spot lights and exposed beams. This room is currently used a study and a bedroom.

Loft Room

28' 6" x 8' (8.69m x 2.44m)

Exposed beams and ample space to be used as an additional bedroom.. This loft room is currently used as a games room/hang out.



view this property online williamhbrown.co.uk/Property/IPS118658



welcome to

Farah House, Paper Mill Lane, Bramford, IPSWICH

- Grade II listed Georgian Townhouse
- Approximately 1 acre plot (STS)
- Two bedroom detached bungalow under construction
- Detached garage & cabin/workshop
- Full central heating system & full re-wire in 2022

Tenure: Freehold EPC Rating: D

£1,250,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/IPS118658](https://www.williamhbrown.co.uk/Property/IPS118658)



Property Ref:
IPS118658 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01473 226101



ipswich@williamhbrown.co.uk



Wolsey House, 16-18 Princes Street, IPSWICH, Suffolk, IP1 1QT



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)