

abbotFox



Bramfield, Halesworth
Guide £2,570,000

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We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie | **Branch Partner**







THE DETAIL_____

abbotFox Bespoke presents Grove Farm, a unique collection of holiday homes within a beautiful, secluded rural setting near Halesworth, Suffolk.

This collection comprises; a beautiful six-bedroom farmhouse and three converted farm buildings including a traditional redbrick and timber frame thatched barn, a former milking parlour and granary.

The farmhouse has been sympathetically restored to an exceptional standard with the accommodation comprising; an inviting reception hall, sitting room, living room, and kitchen dining room. In addition to this on the ground floor is a bathroom, boot room, and a useful utility room.

The first and second floors provide six bedrooms, the principle bedroom featuring an en suite and balcony beyond. There is a family bathroom and WC off of the landing also.

The barn conversion known as Alfred's Barn is a magnificent 16th century timber framed thatched barn with accommodation neatly arranged over three floors and comprising on the ground floor; an impressive open plan kitchen dining family sitting room, snug, games room, utility room and WC.

The first and second floors provide four bedrooms, the principle bedroom with an en suite shower room. There is a family bathroom off the landing also.

The Milking Parlour is a charming, light and airy two bedroom property with the accommodation arranged over two floors comprising; an open plan kitchen dining living room, family bathroom, utility room and sitting room. The second floor features two bedrooms.

The Granary is an impressive conversion arranged over two floors with an open plan ground floor kitchen dining sitting room with full width glazed French doors overlooking the apple orchard. There is a bathroom on the ground floor and two first floor bedrooms.

The properties sit within stunning grounds of around 7 acres including around 1.5 acres of formal gardens, two ponds and an established apple orchard.

In addition to this there is a barn with prior consent for conversion.

THE HIGHLIGHTS____

- A unique collection of holiday homes in a beautiful rural location
- A most attractive, six bedroom farmhouse
- A magnificent four bedroom 16th century barn conversion
- A converted milking parlour providing three bedrooms
- A converted granary providing two bedrooms
- Grounds of around 7 acres (stms) including formal gardens, two ponds and a 6 acre apple orchard
- An additional outbuilding with prior consent for conversion

Let's talk

01603 660000

sales@abbotfox.co.uk

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EPC RATING -

Disclaimer – In accordance with the Property Misdescriptions Act, the company abbotFox gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any purchaser should not rely on them as statements of fact, and must satisfy themselves by inspection or other means, as to their accuracy.