



Braiseworth Road, Braiseworth, Eye, IP23 7DS

Offers in Excess of £1,500,000

A stunning, individually built and designed home with grounds extending to 1.38 acres (STMS) and enjoying wonderful far reaching views over the idyllic rural countryside. The spacious accommodation is over 4380 sq ft and is finished to a high specification. Boasting x2 cart lodges with office, bespoke kitchen, bi-folding doors onto the south facing terrace and x3 en-suite bedrooms.

- 1.38 acres (sts)
- 2 cart lodges
- 5/6 bedrooms & 4 en-suites
- Freehold
- Approx 4,600 sq ft
- Beautiful far reaching rural views
- Council Tax Band F
- Energy Efficiency Rating B.



Property Description

Situated in a tranquil yet accessible location, this property is nestled within the picturesque and rolling countryside of North Suffolk. Located in the peaceful hamlet of Braiseworth, just a couple of miles south of the historic market town of Eye, this property offers a desirable position, set back from a small no-through country lane with beautiful rural surroundings. Eye is a highly sought-after market town situated on the borders of north Suffolk, offering a wide range of local day to day amenities and facilities whilst still retaining a vibrant and engaged local community. For a more extensive range of amenities, the market town of Diss is only six miles to the north and benefits from a mainline railway station with regular and direct services to London Liverpool Street and Norwich.

This exceptional property, was individually built and designed in 2013, offering a truly unique and spacious layout spanning over 4300sqft. Every detail of the design and construction has been meticulously planned to maximise the use of space and create versatile yet well-proportioned rooms, all showcasing breathtaking views of the beautiful countryside. One cannot help but notice the impressive bespoke kitchen, a standout feature in itself. The bi-folding doors from the kitchen, main reception room and sitting room all seamlessly connect the interior to a spacious, sun-drenched terrace, perfect for both family living and entertaining. Being of SIP construction with a high EPC rating the property is exceptionally well insulated, heated by an energy-efficient air source heat pump, with underfloor heating at ground floor level and radiators on the upper floors. Additionally, the property boasts ten solar panels, resulting in reduced energy consumption.

Tucked away on a quiet no through country lane, the property is accessed through a double 5-bar gate that leads to a spacious driveway. It boasts two cart lodges - one with two bays (5.23m x 5.59m) and an integrated office (4.01m x 2.67m) with a WC and storage area beyond (1.49m x 5.50m), and the other having three bays (5.23m x 8.39m and including an enclosed store to side). The grounds including the meadow/field at the rear and spanning approximately 1.38 acres, are mainly grassed and seamlessly blend into the picturesque countryside, offering stunning views of the rolling hills and untouched landscapes. One of the standout features is the large terrace abutting the rear of the property, providing an ideal space for alfresco dining.

The rooms are as follows:

ENTRANCE HALL: Presenting a delightful and unassuming first impression, composite door on first approach, oak internal doors leading to two out of the three reception rooms, as well as a convenient WC located to the side.

RECEPTION ROOM ONE/DINING HALL: 19' 2" x 23' 1" (5.84m x 7.04m) When you step into the main reception room, your attention will immediately be captured by the breathtaking views of the countryside. The large bi-folding doors not only provide ample natural light but also seamlessly blend the outdoors with the indoors.

RECEPTION ROOM TWO/SITTING ROOM: 17' 10" x 15' 7" (5.44m x 4.75m) An impressive sitting room featuring stunning vaulted ceilings. The floor to ceiling height glass gable end and bi-folding doors create an open and airy atmosphere. To add warmth and charm, a fireplace (not open) is situated to the side with beautiful, bespoke hand carved oak beam over.

RECEPTION ROOM THREE/STUDY/BEDROOM 6: 15' 6" x 16' 0" (4.72m x 4.88m) A spacious room found to the front of the property, offering the added convenience of en-suite facilities. This versatile space can easily serve as a ground floor bedroom if desired, providing flexible living options.

KITCHEN/DINING/FAMILY ROOM: 36' 3" x 18' 7" (11.05m x 5.66m)

This beautifully designed kitchen is flooded with natural light and offers stunning rural views. With its bi-folding doors and southerly aspect, it provides a bright and airy space. The Neptune kitchen features a bespoke design with ample storage options, including a combination of oak and quartz work surfaces. The large floating island adds both style and functionality. Additionally, the kitchen is fitted with an excellent range of integrated appliances.

BOOT ROOM/UTILITY: 13' 4" x 18' 10" (4.06m x 5.74m) The utility room's size is a standout feature, designed to complement the kitchen with matching Neptune units and work surfaces. It also offers ample storage space, including a plant room. The oak porch provides external access, while the 'Jack and Jill' shower room offers a further access to reception room three.

FIRST FLOOR LEVEL: PRINCIPAL BEDROOM: 14' 11" x 18' 8" (4.55m x 5.69m) This spacious principal bedroom offers breathtaking views of the beautiful countryside. On first approach there is an abundance of built in storage cupboard space. The en-suite bathroom is equally impressive, boasting a generous size and featuring his and hers sinks, shower, double bath, WC, and a heated towel rail - all of the highest quality.

BEDROOM TWO: 19' 3" x 12' 10" (5.87m x 3.91m) This immaculate, well-proportioned second bedroom is flooded by plenty of natural light due to its southerly aspect. Further having the luxury of en-suite facilities.

BEDROOM THREE: 15' 5" x 15' 11" (4.71m x 4.85m) This room features a large bay window to front aspect and also enjoys en-suite facilities.

SECOND FLOOR LEVEL - BEDROOM FOUR: 13' 10" x 19' 10" (4.22m x 6.05m) Another spacious bedroom boasting high vaulted ceilings and views over gardens and fields beyond.

BEDROOM FIVE: 17' 4" x 20' 2" (5.28m x 6.15m) Featuring vaulted ceilings and a charming ambiance, this space offers access to a large walk-in storage room/attic.

BATHROOM: 18' 6" x 8' 8" (5.64m x 2.64m) A well-equipped family bathroom in an excellent condition. It features a double bath, shower cubicle, wash hand basin with a vanity unit, WC and a heated towel rail.

SERVICES:

Water and Drainage - private treatment plants

Heating - air source heat pump

EPC Rating - B

Council Tax Band - F

Tenure - freehold



Viewing Arrangements

Strictly by appointment

Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

