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Brookside,
Brampton, Suffolk.

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ESTATE AGENTS

Halesworth - 5.7 miles
Beccles - 6 miles
Southwold 6.4 miles
Norwich - 23.8 miles

A quintessential Suffolk Cottage situated in the quiet-rural village of Brampton whilst offering superb access to both Halesworth & Beccles vibrant market Towns and the heritage coastline at Southwold. The property itself has been sympathetically modernised embracing the charm of the house whilst perfectly adapted to modern living. The deceptive accommodation offers three bedrooms, sitting room, dining room and kitchen which flow seamlessly through the ground floor perfect for entertaining and modern family life. Outside the cottage gardens provide an array of spaces to enjoy with the brook flowing through. A separate studio is set in the grounds along with a off road parking and a detached garage.



Property

Entering the property in true 'Suffolk' style via the rear of the property we step into a small lobby area that forms part of the kitchen. To our left we find a large walk in pantry style cupboard whilst space for our coats and boots is made before we head into the main kitchen space, our eye is drawn to the vaulted ceiling where timber beams bring character to this newer part of the house. The kitchen is fitted a modern yet classic range of wall and base units set against contrasting timber effect work surfaces. A ceramic sink is set below a window looking over the brook and a fitted oven, hob and extractor feature. Tiled flooring flows into the dining room which leads open plan from the kitchen perfect when entertaining. This central room again looks onto the brook and gardens to the side aspect. Doors from here open to both the sitting room and bathroom. The bathroom offers both bath and shower facilities with one half being a wet room. A free standing claw foot bath takes centre stage whilst a wash basin and w/c feature with the shower area being fully tiled. Stepping to the 'front' of the house the character comes into its own. The sitting room embraces the charm of the original building with an imposing red brick fire place housing the wood burning stove. A window looks onto the gardens and door opens to the same. From here a door leads to the staircase which rises to the split level landing where we find our three bedrooms. At the rear two generous single rooms enjoy views of the gardens whilst completing the accommodation the most impressive master bedroom spans over 17.ft and echoes the charm of the property with the stunning brick chimney breast rising through the room bring contrast to the exposed timbers. Two windows fill the room with natural light.





The Studio





Outside

Approaching the property from this quiet road we are welcomed at two points either side of the plot where we find off road parking for two vehicles one on the East boundary and the other in front of the garage. On the West boundary the driveway passes over the brook and approaches the garage and separate studio. The driveway continues to give access to the neighbouring properties of number 6 & 7. The studio provides a charming space to work from or serve as secondary accommodation. The space consists of one large room which enjoys its own area of garden accessed via bi-folding doors. Adjacent the garage provides ample space to park a car. Stepping over the driveway we enter a charming courtyard area that leads to the main door into the property. The courtyard opens to a vast timber deck which is framed with a wealth of cottage flowers, shrubs and bushes. The brook passes below the deck and we enjoy a view to the main garden. The garden itself is laid to lawn and wraps around the side and front of the house, a foot bridge takes you over the brook and to the front door whilst a gate opens to the parking area on the Eastern boundary and to an additional area of garden currently stocked with a range of scented native flowers.

Location

The quaint village of Brampton is situated just 7 miles from the unspoiled heritage coastline with the lovely beach and town of Southwold. The market towns of Halesworth and Beccles are just 6 miles away. Whilst the village itself boasts a primary school and a train station. Halesworth and Beccles provide many independent and mainstream shops, a range of schools, public houses, restaurants, doctors, vets and supermarkets. Further afield Norwich City is a 40 minute drive steeped in history and entertainment and enjoying an airport offering international flights.

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Mains Electricity.

Mains Water. Mains Drainage.

Oil Fired Central Heating & Hot Water System.

Energy Rating: TBC

Local Authority:

East Suffolk Council

Tax Band: C

Postcode: NR34 8DZ

Tenure

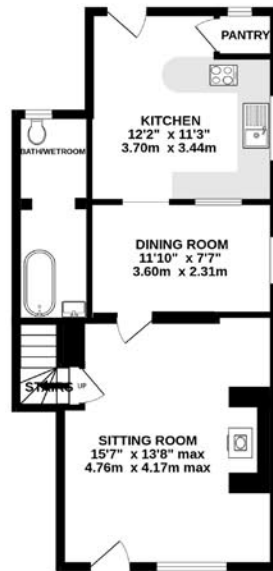
Vacant possession of the freehold will be given upon completion.

Agents' Note

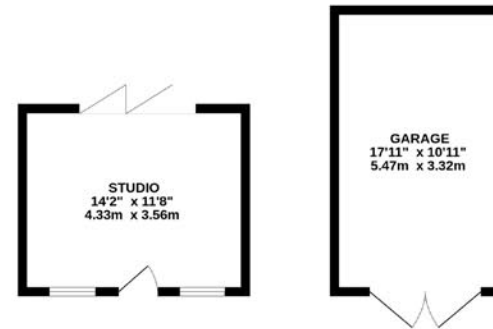
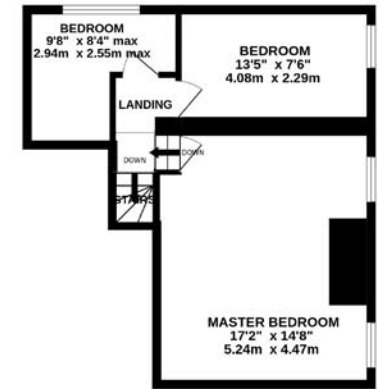
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £440,000

GROUND FLOOR
868 sq.ft. (80.6 sq.m.) approx.



1ST FLOOR
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 1255 sq.ft. (116.6 sq.m.) approx.

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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Offices throughout Norfolk & Suffolk:

| | |
|------------|--------------|
| Beccles | 01502 710180 |
| Diss | 01379 644822 |
| Norwich | 01603 859343 |
| Harleston | 01379 882535 |
| Loddon | 01508 521110 |
| Halesworth | 01986 888205 |



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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB: 1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.

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