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Station Road
Brampton, Suffolk

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ESTATE AGENTS

An imposing part 17th Century Farm House with additions, ideally situated amongst open fields in the quiet-rural north Suffolk village of Brampton, offering superb access to both Halesworth & Beccles' vibrant market Towns and the heritage coastline at Southwold. The property sits in a delightful plot which extends to 2.76 Acres (stms) comprising of 0.8 Acres of moated garden and 2 Acres of meadow offering independent road access. Holly Bush Farm has been sympathetically enjoyed by the current owners over the last 25 years, much of the original character remains, a testament to the care and attention to detail the vendors have insisted upon throughout their occupation. The accommodation offers two delightful reception rooms, kitchen/dining room, cellar, a variety of working spaces, garage/workshop and five current bedrooms. The attic rooms are accessed from a variety of staircases and offer room to further extend should one require. The property is a delight and must be viewed to fully appreciate the space, setting and care taken to preserve the building.



Property

Entering the property in true 'Suffolk' style via the side door we step through a spacious entrance lobby providing the ideal spot for our coats and boots after enjoying one of the many rural walks that surround the village. A stable door opens to the kitchen/dining room where the superb proportions and history of this home are instantly apparent. Our eye is drawn to the vast flagstones underfoot whilst the timber lined ceilings absorb the light from the large front facing window. A feature fireplace and nook offer ideal spots for storage whilst a simple selection of preparation space houses the sink and cooker. At the rear a door leads us past the wash/bathroom on the ground floor and into the extensive garage/workshop area. Back in the kitchen we step into the rear hallway of the house which offers access to two 'service areas' at the rear, a scullery room and generous work room. At the front we find the two sizable reception rooms which interlink via the front entrance. The sitting room is the first of these and boasts an inglenook fireplace housing a large wood burning stove, Suffolk pamments underfoot reflect the natural light from the large window looking onto the gardens. The second is currently a studio space but offers a fine drawing room, of excellent proportions. A door leads in from the entrance hall at the front whilst at the rear we return to the rear hallway where a door leads into the cellar and a delightful dog leg staircase rises to the first floor. On the half landing we pass a large cloakroom set above the cellar, whilst on the landing we look back to a stunning view of the gardens and fields beyond. In the original house we find the first three of five first floor bedrooms. Exposed floorboards line each of the rooms which mirror the dimensions below providing three exceptional double rooms all of which enjoy a view of the front gardens. At the rear we find the main bathroom which has been fitted with a modern yet classic suite that does not interrupt the fabric of the building. At the rear we enter the later C.18 extension set above the garage/workshop where we find two further spacious rooms. Although not separated these rooms offer a feeling of independence from the rest of the home and complete the main living space. From the first floor three staircases rise to four attic spaces allowing space to further expand the property should one require.







Outside

Holly Bush Farm is approached via a horseshoe driveway that sweeps past the front of this charming home. The drive, laid to shingle, offers easy in and out access whilst extending to the side of the property to provide an ample parking area and giving access to the side entrance of the house and garage/workshop at the rear. Natural gardens surround the house which are framed with established hedges whilst a moat runs along the eastern and northern boundary which widens at the rear creating a vibrant body of water for wildlife. The moat divides the gardens and a timber foot bridge crosses to the rear of the plot, a delightful spot to enjoy the rolling field views and the rear aspect of the house. The gardens extend to approx. 0.8 Acres. The grounds offer a further 2 Acre (stms) field accessible from the main gardens with a five bar gate onto Station Road for independent vehicular access. The meadow is again enjoyed by a range of wildlife and taken down once a year for hay.

Location

The village of Brampton is situated just 7 miles from the unspoiled heritage coastline with the lovely beaches and popular seaside town of Southwold a short drive. Brampton has an active village hall and a number of artists live in the village. The market towns of Halesworth and Beccles are approx. 6 miles away, and Bungay approx. 9 miles. The village itself boasts a primary school and a train station which runs the Lowestoft to Ipswich line offering superb connections for London, the station is just a 15-20 minute walk or 5 minutes by car, from the property. Halesworth and Beccles provide many independent and mainstream shops, a range of schools, public houses, restaurants, doctors, vets, supermarkets and leisure facilities. Further afield Norwich City is a 40 minute drive away. It is steeped in history and entertainment and enjoys 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 and water. Oil fired central heating. Private Sewage Treatment Plant (to be installed prior to completion)

Energy Rating: TBA

Local Authority:

East Suffolk Council

Tax Band: G

Postcode: NR34 8EG

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 wayleaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £950,000



To arrange a viewing, please call 01986 888160

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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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