

M  
M

*The Bake House. Bridge Street, Bramfield,  
Halesworth, Suffolk IP19 9HT*

M  
M

MUSKER  
MCINTYRE  
ESTATE AGENTS







Southwold - 10 miles

Halesworth - 3 miles

An individually designed conversion of the village bake house, creatively extended and now requires some finishing off, but with the benefit of parking, enclosed private garden and an additional large plot of land to the rear with P.P. to erect a double garage.

#### *Accommodation of Bake House*

- Very light sitting room
- Kitchen/diner
- Shower room
- One double bedroom
- Under floor heating
- Drive with parking
- Private fenced rear garden
- Centre of village
- Offered with no onward chain
- Excellent lock up and leave property or holiday let.

#### *Plot of land*

- Driveway past Bake House with gates to access the large area of land. Planning permission has been granted to erect a double garage on this site.

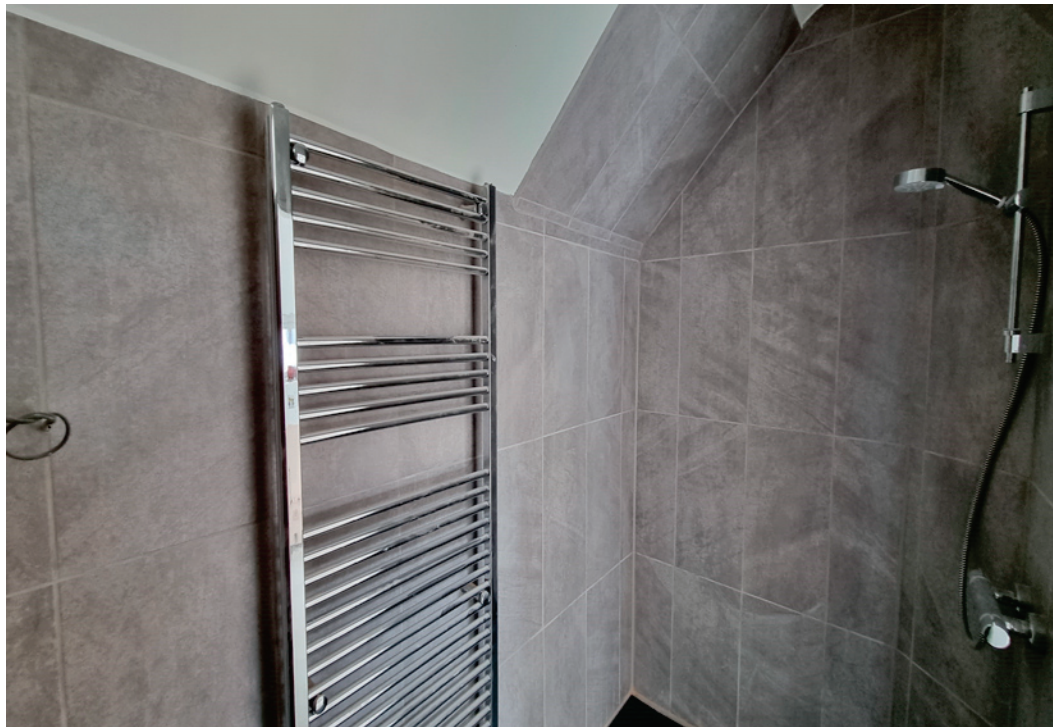


#### **The Property**

The front door (to be fitted) gives access to the original part of the 'Bake House' building which has been converted into a kitchen/diner, shower room and a double bedroom at the rear. The kitchen will need cupboards and sink fitted and the shower room has been tiled and a shower and w.c. installed.

A glass lobby off the kitchen gives access to the sitting room. A wonderful light room which has deep windows on three elevations and a door to access the garden at the rear, this room also has a vaulted ceiling. The property has been plastered, plumbed and electrics completed and under floor heating has been fitted although the boiler has not been installed. There is an attached external cupboard to the rear of the property to house the boiler. Buyers would also need to have flooring's fitted and once completed the building signed off by building control.







## Garden and Plot of land

The property is accessed off Bridge Street between 'The Old Store House' and 1 & 2 Bridge Street properties. The Bake House owns the drive which runs to the front of the property with parking, the access is shared with a neighbour who has one parking space. There is a garden to the rear of the property which has been fenced for privacy. Leading off the drive a gate opens into an additional large area of land with planning consent to erect a double garage.

## Location

The property is situated in the heart of the village of Bramfield which has a popular public house, The Queens Head and an excellent village store/butchers. Located just 3 miles from Halesworth. Halesworth provides many independent shops, public houses, cafés, restaurants, GP surgery, vets and a supermarket. 'The Cut' is the town's exceptional arts centre - converted from a former maltings – which offers a dynamic year-round programme of theatre, cinema, dance and exhibitions, plus art and fitness classes. There is the train station with services to London Liverpool Street via Ipswich with stations at Darsham and Halesworth. The unspoilt heritage coastline of Suffolk with the glorious beaches of Southwold, Dunwich and Walberswick are a 20 minute drive away.





Services  
Mains water, drainage and electricity.

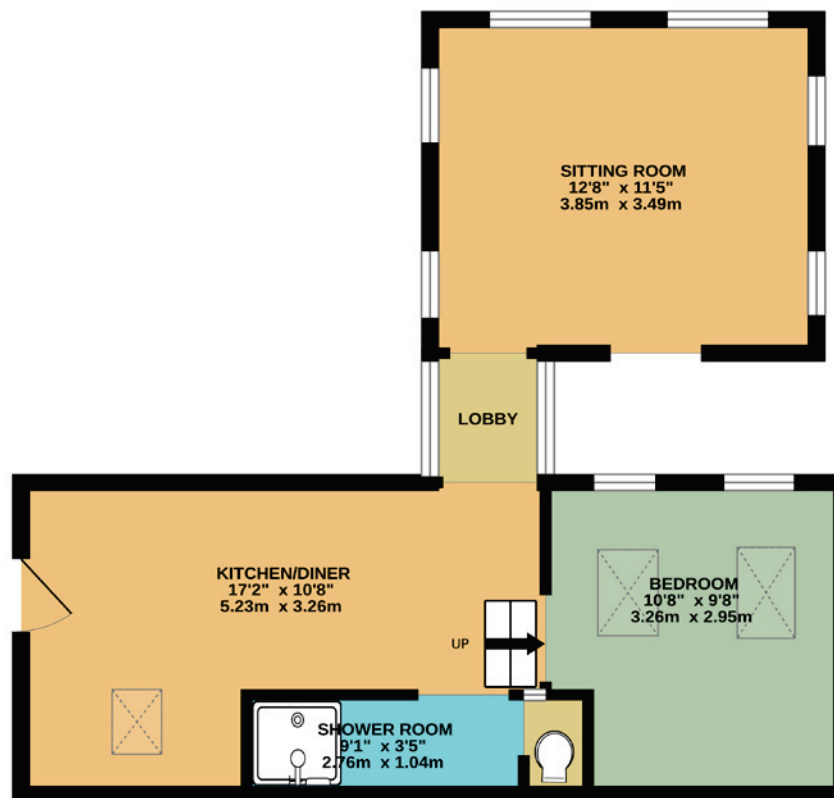
Local Authority  
East Suffolk District Council  
Postcode: IP19 9HT

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.

Tenure  
Vacant possession of the freehold will be given on completion.

**Guide price: £339,950**

GROUND FLOOR  
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 449 sq.ft. (41.7 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.

To arrange a viewing, please call 01986 888205

Offices throughout Norfolk & Suffolk:

- Bungay 01986 888160
- Harleston 01379 882535
- Loddon 01508 521110

[www.muskermcintyre.co.uk](http://www.muskermcintyre.co.uk)

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.



HALESWORTH OFFICE  
15A Thoroughfare  
Halesworth  
Suffolk  
IP19 8AH  
Tel. 01986 888205  
halesworth@muskermcintyre.co.uk