

JENNIE JONES

EST. 1993

ESTATE AGENTS



NEPENTHE

Bramfield | Suffolk

£330,000

NEPENTHE, THORINGTON ROAD, BRAMFIELD, IP19 9JD

Halesworth – 3 miles
Darsham Railway Station – 4 miles
A12 – 3 miles

- Entrance Hall ● Family Bathroom ● Kitchen ●
- Sitting Room ● Two Bedrooms ●
- Planning Permission Pending ●

The Property

Nepenthe represents an interesting opportunity to acquire an existing detached bungalow requiring comprehensive renovation, together with a generous plot offering further development potential.

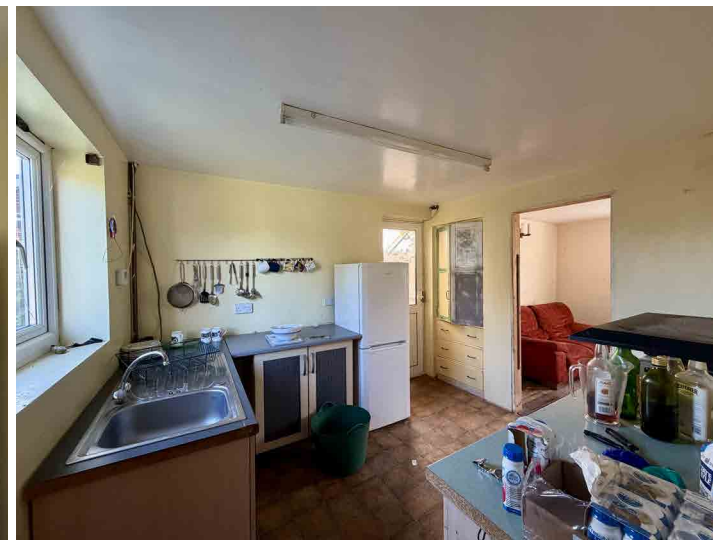
The existing bungalow extends to approximately 705 sq ft (65.5 sq m) and provides single-storey accommodation comprising an entrance hall, sitting room, kitchen, two bedrooms and bathroom. The property is now very dated and requires considerable updating and improvement throughout, offering an incoming purchaser the opportunity to refurbish the accommodation to their own specification.

The sitting room is a good size and features a wood burning stove, while the larger of the two bedrooms measures approximately 14'10" x 10'2". The kitchen and bathroom are both in need of modernisation.

Outside, Nepenthe occupies a generous site with driveway access and established gardens and grounds which have become somewhat overgrown and would benefit from attention.

Of particular interest is the land to the rear, which is

A RENOVATION PROJECT WITH AN EXCITING DEVELOPMENT OPPORTUNITY TO THE REAR.



currently the subject of outline planning application DC/25/4657/OUT for the construction of a detached three-bedroom bungalow with garage and two parking spaces.

The indicative plans accompanying the application show a proposed detached bungalow of approximately 990 sq ft, together with private garden, garage and parking. Suffolk County Council Highways has recommended conditions relating to parking, cycle storage and refuse arrangements rather than raising an objection to the proposal.

The application remains pending and no representation is made that planning permission will be granted. Interested parties should make their own enquiries of East Suffolk Council and satisfy themselves regarding the current planning position and proposed development.

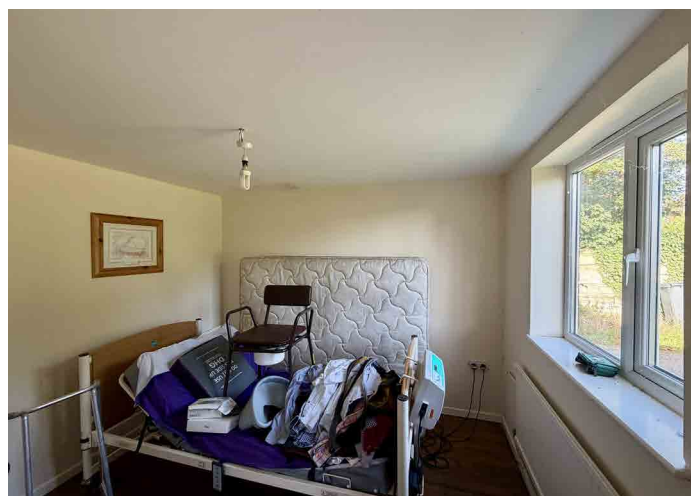
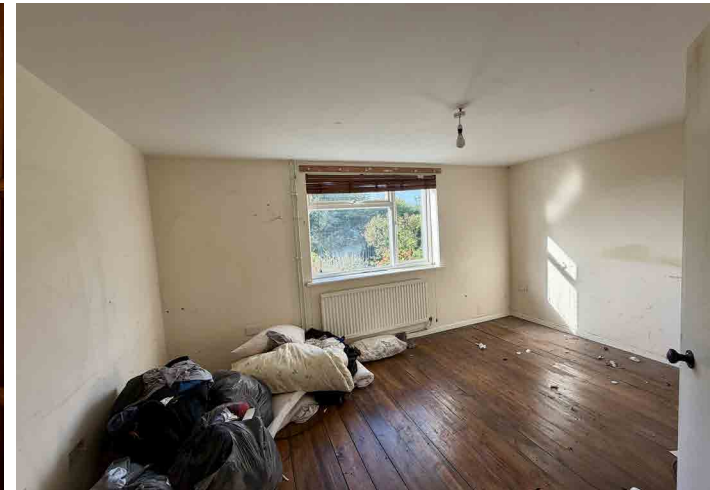
The property and land are offered for sale as a whole, creating an unusual opportunity for those looking for a renovation project combined with the potential for an additional dwelling, subject to the necessary planning consent.

The Location

Nepenthe is situated on Thorington Road on the edge of the attractive Suffolk village of Bramfield, enjoying a semi-rural setting with countryside close at hand.

Bramfield is a well-established village approximately three miles south of the market town of Halesworth and is particularly well placed for access to both the Suffolk countryside and Heritage Coast. The village has a strong sense of character and includes the highly regarded Queen's Head public house, together with local shopping facilities.

Nearby Halesworth provides a wider range of everyday amenities, including independent shops, cafés, restaurants



Nand public houses, together with supermarket, medical facilities and The Cut Arts Centre. Halesworth also has a railway station with services towards Ipswich and onward connections to London Liverpool Street.

The A12 is readily accessible, while the Suffolk Heritage Coast, including Southwold, Walberswick and Dunwich, is within comfortable driving distance, making Bramfield particularly convenient for those looking to combine village and country living with access to the coast.

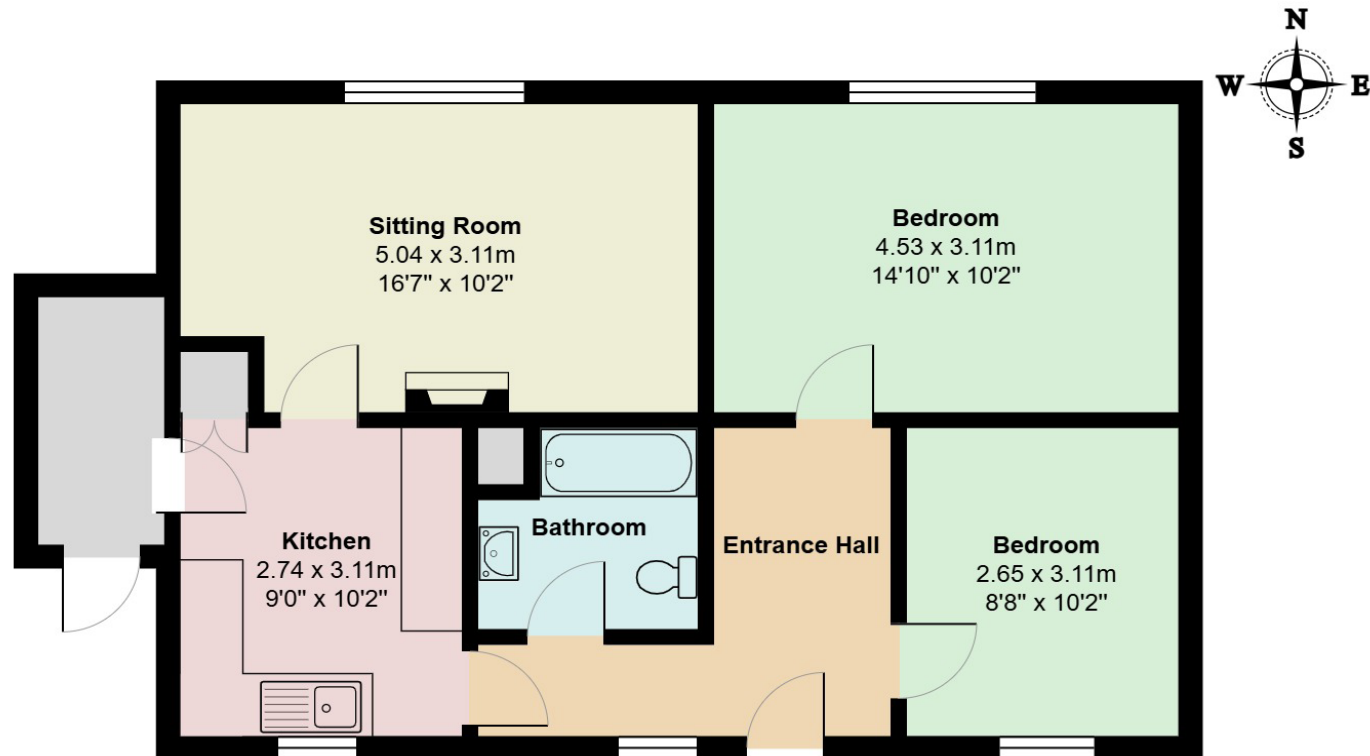
Services

To be confirmed.

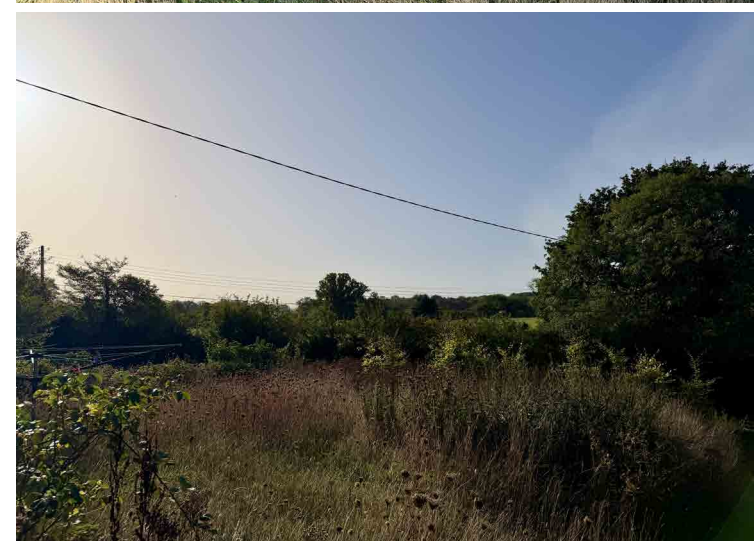
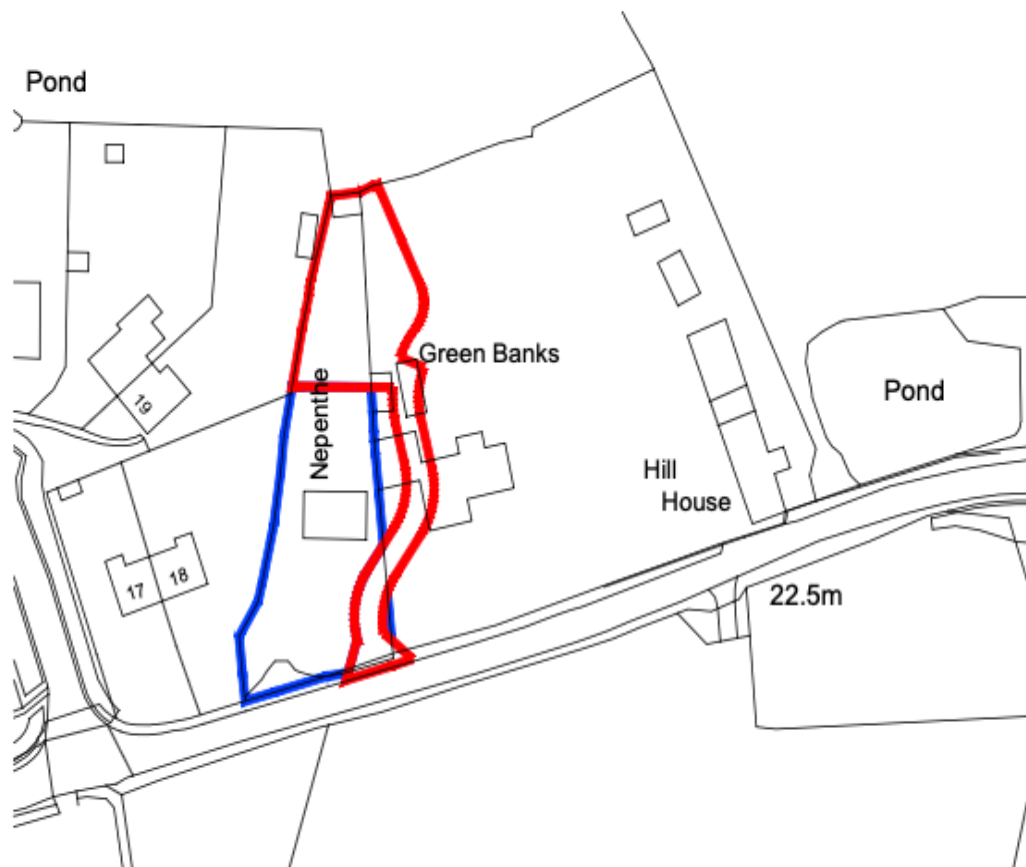
Local Authority

East Suffolk Council and Council Tax Band: B

EPC Rating - E



Total Area: 65.5 m² ... 705 ft²



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