



Paper Mill Lane, Bramford

A distinguished Georgian family home offering over 4,600 sq ft of combined accommodation, beautifully blending period character with modern improvements. Set within mature grounds of approximately 0.77 acres, Farah House provides six generous bedrooms, impressive reception rooms, a detached annexe, workshop and excellent flexibility for multi-generational living or those seeking additional workspace.

Guide price £1,250,000

Paper Mill Lane

Bramford, Ipswich, IP8



- Elegant Grade II listed Georgian residence dating from circa 1825
- Set within approximately 0.77 acres of mature, private gardens with gated entrance and extensive parking
- Detached insulated workshop/cabin and separate self-contained bungalow providing exceptional versatility
- Approximately 3,605 sq ft main house plus a detached bungalow/annexe of around 1,033 sq ft
- Stylishly modernised kitchen with central island and AGA opening to generous reception spaces
- Rewired with a new central heating system installed in 2022
- Six double bedrooms, including four with en suite facilities, plus a family bathroom and cloakroom
- Basement with independent external access offering excellent potential for ancillary accommodation, home business or holiday let (subject to any necessary consents)

The Property

Believed to date back to 1825, this elegant Georgian home retains many of its original proportions and period features while benefiting from extensive refurbishment in recent years.

The welcoming entrance hall leads through to a series of bright and spacious reception rooms, including an impressive formal living room, separate dining room, reception hall and a generous family room. Large sash windows flood the interiors with natural light, while high ceilings and original detailing create a wonderful sense of space throughout.

The recently modernised kitchen has been thoughtfully designed with contemporary cabinetry, stone worktops, a central island, integrated appliances and a traditional AGA, providing an ideal space for both everyday family life and entertaining. A conservatory overlooks the gardens and offers an additional reception space.

Across the upper floors are six well-proportioned double bedrooms. Four benefit from their own en suite shower rooms, whilst a separate family bathroom serves the remaining bedrooms. A mezzanine level offers useful additional accommodation suitable as a study, hobby room or storage.

The basement, with its own independent external access, provides excellent versatility and potential for ancillary accommodation, guest space or home business use, subject to any necessary permissions.

The Outside

The property is approached via secure electric gates opening onto a substantial private driveway providing parking for numerous vehicles.

Occupying a plot of approximately 0.77 acres, the grounds are predominantly laid to lawn and surrounded by mature trees, creating a private and established setting. A detached insulated workshop/cabin offers excellent storage or workspace, while the detached bungalow measuring approximately 1,033 sq ft presents fantastic potential as guest accommodation, multi-generational living or home office space.

The gardens provide an ideal environment for families, entertaining and outdoor living.

The Area

Situated on the edge of the sought-after village of Bramford, Paper Mill Lane enjoys a semi-rural setting whilst remaining conveniently positioned for everyday amenities. Bramford offers local shops, schooling, public houses and riverside walks, with the nearby town of Ipswich providing a comprehensive range of shopping, leisure and educational facilities.

Excellent transport connections include easy access to the A14, linking to the A12, Felixstowe Port and Cambridge, while Ipswich railway station offers direct services to London Liverpool Street, making the property well suited for commuters.

Further Information

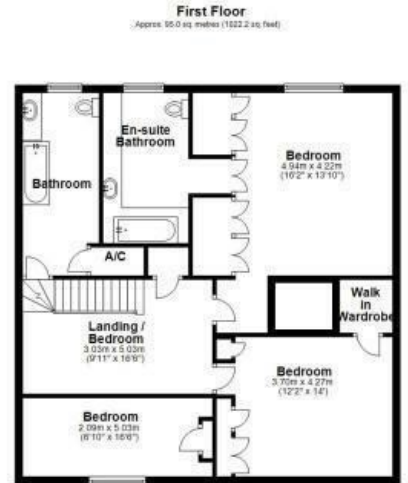
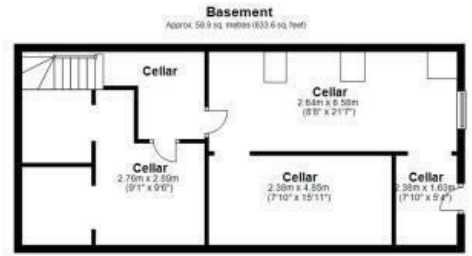
Tenure - Freehold

Council Tax - Mid Suffolk Band E

Mains: Electric, Water, and Sewerage



Floor Plan



Total area: approx. 492.8 sq. metres (5304.9 sq. feet)
 Carefully Prepared By: www.mrsl.co.uk - Not To Scale - For Distribution Purposes Only
 Plan produced using MRSL

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Key energy efficient - lower running costs	Current	Potential	Key environmentally friendly - lower CO ₂ emissions	Current	Potential
(87-91) A			(87-91) A		
(81-81) B			(81-91) B		
(69-80) C			(69-81) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	79	England & Wales	EU Directive 2002/91/EC	62