

Glanfield  
Cottage The Street  
Bramfield  
IP19 9HT





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# Glanfield Cottage The Street

## Guide Price £280,000

### **The fabulous, fully renovated 400-year-old cottage**

Tucked away down a pretty track just off Bramfield's main street, Glanfield Cottage is a beautiful Grade II Listed home dating from around 1620, offered to the market chain free. Believed to be one of the oldest cottages in the village, it blends centuries of character with thoughtful, recent renovation, creating a home that is both atmospheric and entirely ready to move straight into.

Approached from either of two tracks, the cottage enjoys a wonderfully tucked-away position while remaining just moments from the heart of the village. Bramfield itself is a delight, surrounded by open Suffolk countryside and well known for its excellent village pub, The Queen's Head – one of our absolute favourites – perfect for long lunches or relaxed evenings with friends. The market town of Halesworth is just a short drive away, offering a range of independent shops, cafés and a railway station, while the Heritage Coast, with destinations such as Southwold and Walberswick, is within easy reach for bracing walks and days by the sea.

The cottage opens directly into a generous sitting room, where exposed beams and a brick-surround fireplace with wood burner create a wonderfully cosy focal point. The proportions are impressive for a home of this era, with good ceiling heights and a real sense of space throughout. Recently installed electric heating, discreetly fitted and Bluetooth-enabled, ensures modern comfort without compromising the building's historic integrity.

Beyond the sitting room is a wide inner hallway – ideal as an alternative everyday entrance from the rear – along with a spacious ground floor cloakroom. The kitchen has been stylishly updated with integrated appliances including a Bosch dishwasher, Neff washing machine, oven and hob with extractor over, and a Bosch fridge freezer. It overlooks the private courtyard garden, making it a light and practical space. A separate dining room provides an inviting setting for entertaining, with period features and a lovely outlook.

Upstairs, a broad landing leads to three well-proportioned bedrooms. Unusually for a cottage of this age, the rooms offer excellent head height and comfortable dimensions. The principal bedroom is particularly appealing, with ample space for a large double bed and additional furniture. A contemporary family bathroom completes the accommodation, featuring a bath and separate walk-in shower.

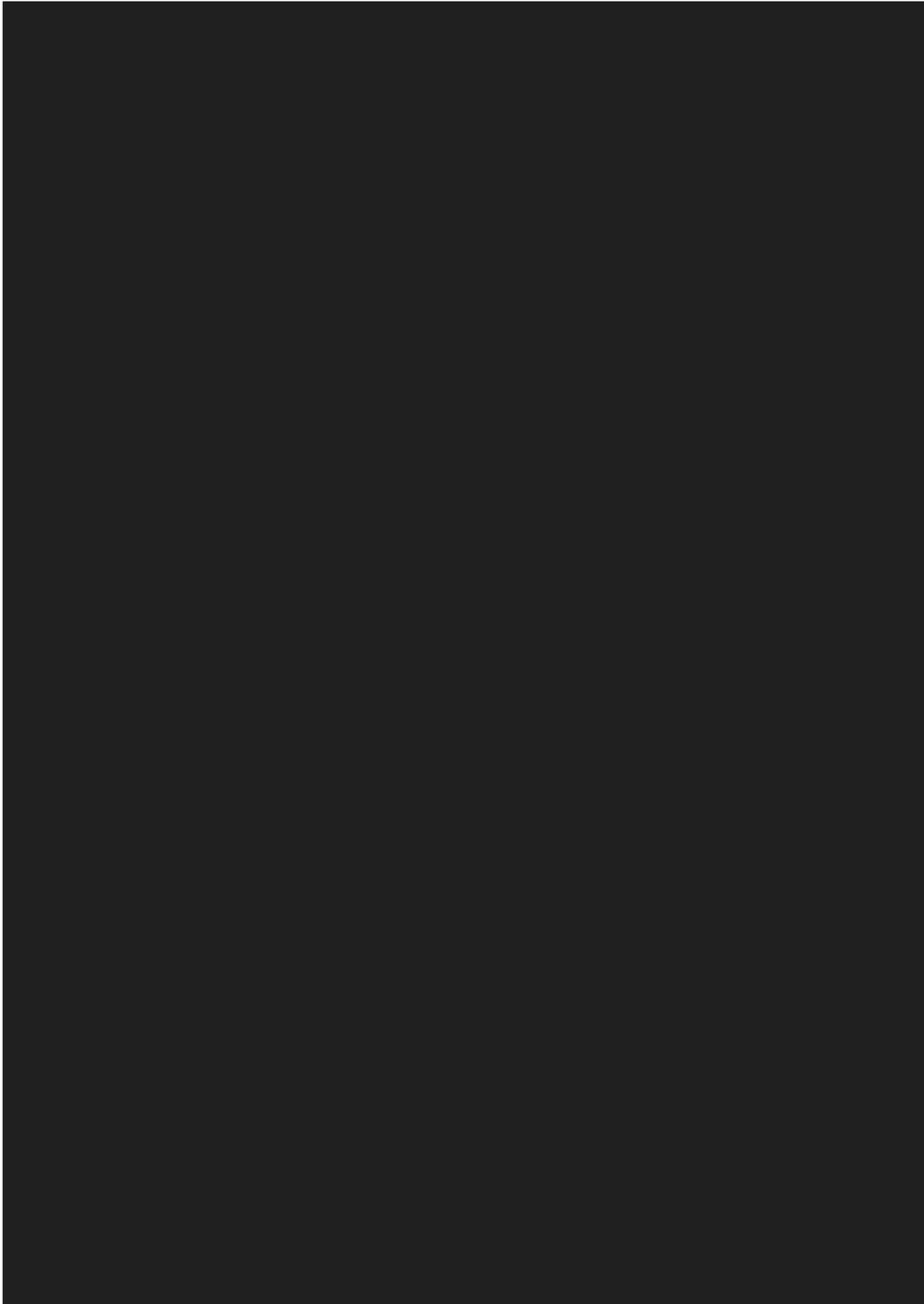
To the rear, the courtyard garden is a tranquil and private retreat, complete with a useful shed and gated access leading back towards the village. It is a peaceful spot for morning coffee or evening drinks, framed by the historic façade of the cottage itself.

Glanfield Cottage is a rare opportunity to acquire a substantial period home in one of Suffolk's most attractive villages – rich in history, beautifully presented and perfectly positioned for enjoying the surrounds, the coast and the many pleasures of village life.

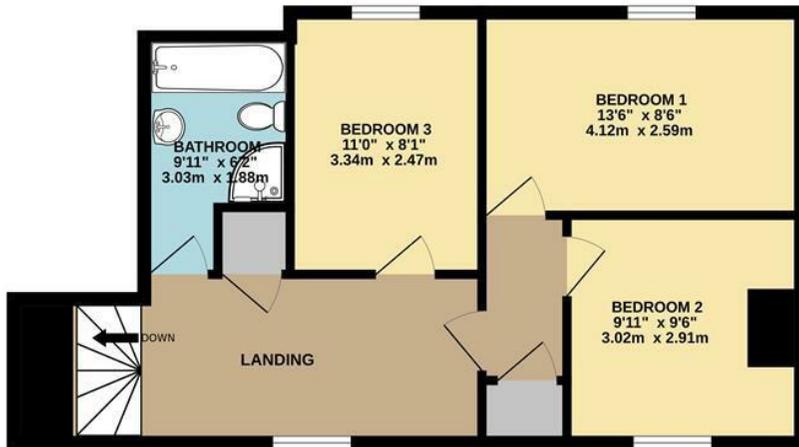
### **Agents notes...**

A pre-recorded walkaround tour is available for this property

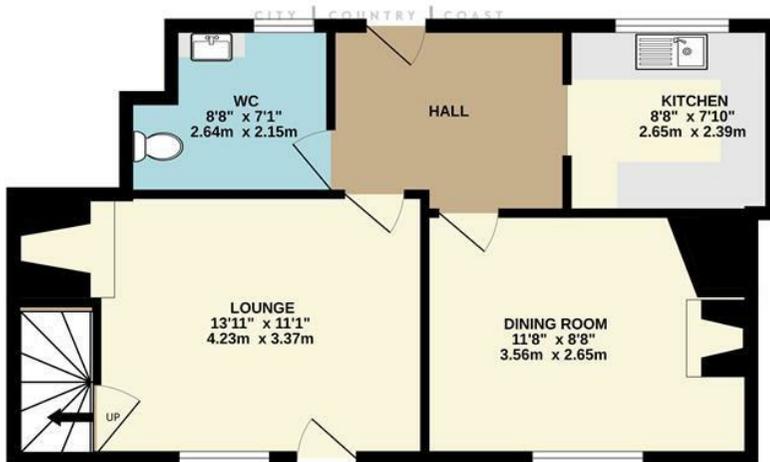




FIRST FLOOR  
509 sq.ft. (47.3 sq.m.) approx.



GROUND FLOOR  
501 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA : 1010 sq.ft. (93.9 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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Local Authority  
East Suffolk

Council Tax Band  
A

Directions



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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