

*Upon the instructions of the Diocese of St Edmundsbury & Ipswich  
A detached four bedroom 1970s former rectory, requiring renovation and  
refurbishment, occupying a generous plot of over half an acre, on the edge of  
the village and backing onto farmland.*



#### Guide Price

£500,000

Freehold

Ref: P7805/J

#### Address

The Rectory  
Molls Lane  
Brampton  
Nr Beccles  
Suffolk  
NR34 8DB



Entrance hall, sitting room, dining room, kitchen/breakfast room, study, rear hall/utility room and cloakroom.  
Four bedrooms, bathroom and separate WC.  
Good sized driveway and integral single garage.  
Gardens and grounds extending to approximately 0.55 acres (0.2 ha) in all.

**No forward chain.**

#### Contact Us



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Well Close Square  
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email@clarkeandsimpson.co.uk  
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And at The London Office  
40 St James' Place  
London SW1A 1NS

## Location

The Rectory will be found on the outskirts of the charming rural village of Brampton. The village benefits from a primary school that is currently 'Outstanding' rated by Ofsted and Stoven Hall Veterinary and Rehabilitation Centre. There is also a 'request stop' railway station on the East Suffolk Line, linking with Ipswich to the south and Beccles to the north. Brampton is located approximately 5 miles to the north of Halesworth, 6 miles to the south of Beccles and 6 miles north-west of the popular coastal village of Southwold. Halesworth benefits from a good range of services together with a railway station. Beccles, also known as the gateway to the Broads, also offers a good range of independent shops, restaurants, cafes and other services, again including a railway station.

There are numerous recreational activities available locally including sailing and water sports on the Heritage Coast or Norfolk Broads, bird watching at the internationally renowned RSPB Minsmere and golf courses including those at Halesworth and Southwold.

## Description

Believed to date originally from the 1970s, The Rectory offers well laid out, light and spacious family accommodation occupying a generous plot of over half an acre on the outskirts of the village. In all the accommodation extends to over 2,000 sq. ft and comprises a spacious entrance hall for receiving guests, a semi open-plan sitting room and dining room that is separated by sliding pocket doors, a kitchen/breakfast room, study, a cloakroom and a rear hall/utility room that links with the garage and storerooms.

On the first floor there is a galleried style landing, four bedrooms, a bathroom and separate WC.

Outside the property benefits from a mature and established plot of over half an acre that adjoins open agricultural land. Given the size of the plot and garden to the rear, The Rectory offers tremendous scope to be extended and re-modelled, subject to the necessary consents.

## Certificate of Structural Adequacy

Interested parties should note that The Rectory has suffered from some historic structural issues. The vendor, the Diocese of St Edmundsbury & Ipswich, commissioned the recommended repair works following completion of which a Certificate of Structural Adequacy was issued by the surveyors overseeing the works in April 2018. The cause of the damage was deemed to be clay shrinkage caused by nearby trees. These trees have now been removed. Prospective purchasers should note that this may be an issue for some lenders and insurers, and we encourage prospective purchasers to research this at the outset. A copy of the Certificate of Structural Adequacy is available to interested parties on request.



Site Plan - Indicative Only

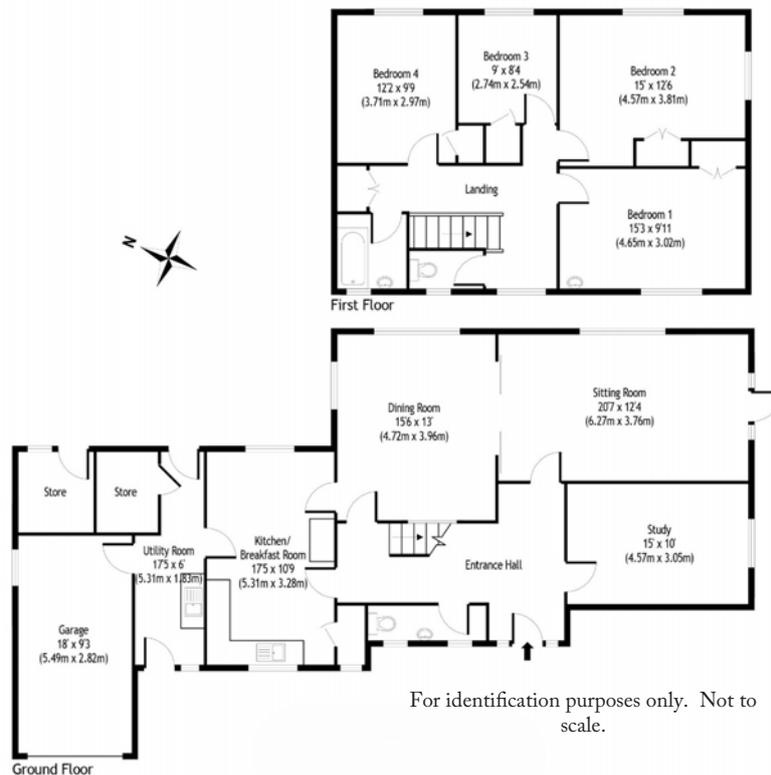








The Rectory, Brampton  
Approx. Gross Internal Floor Area - 2067 Sq ft / 192 Sq M



*Viewing* Strictly by appointment with the agent.

*Services* Mains water, drainage, and electricity. Oil-fired central heating.

*Photovoltaic panels* The property benefits from a 3kw photovoltaic panel system on the roof. These are owned by a third party, Triple Point, but will be sold, unencumbered, with the property, together with the benefit of the agreed Feed in Tariff and subsidised electricity.

*Broadband* To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

*Mobile Phones* To check the mobile phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

*EPC* Rating = D (Copy available from the agents upon request).

*Council Tax* Band F; £3,106.84 payable per annum 2025/2026

*Local Authority* East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000.

## NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

3. Prospective purchasers should note that a public footpath runs along the northern boundary to the site.

*February 2026*



## Directions

Heading north on the A12, pass the Blythburgh White Hart pub on your right and then take the left hand turn onto the A145 signposted to Beccles. Proceed for approximately 3 miles, taking the left hand turning onto The Street at the right hand bend beside St Peter's Church. Continue along The Street for approximately half a mile, turning right onto Moll's Lane where the property will be found a short way along on the right hand side.

For those using the What3Words app:  
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