



The Hill, Bramfield, Suffolk



Huntingfield  
Estates  
FRAMLINGHAM

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Deceptively spacious period terraced cottage with 3 BEDROOMS and extensive field views to the rear. Period features, LARGE LIVING ROOM with fireplace and log burner.

**LOCATION** - The cottage is situated on the edge of the village of Bramfield surrounded by gently rolling farmland, hedgerows, and quiet lanes. Bramfield has a popular public house, The Queens Head, and an excellent village store/butchers. It is located just 3 miles from the vibrant town of Halesworth. Halesworth provides many independent shops, public houses, cafés, restaurants, GP surgery, vets and a supermarket. 'The Cut' is the town's arts centre, converted from a former maltings, which offers a dynamic year-round program 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 which are a short drive away. Perfect position for an ideal retreat for coastal and country living.



- **Deceptively Spacious Beamed Cottage**
- **Sitting Room with Woodburner**
- **3 Bedrooms**
- **Kitchen Diner**
- **Period Features**
- **Fully Double Glazed**
- **Undulating Countryside Views**

**14 THE HILL - INTERIOR** the front door opens into the impressive 21ft living room with a dark wood effect laminate flooring and wall lights. Period beams and a brick fireplace on a tiled hearth with log burner to one end give it a cosy feel. This bright room has two windows to the front of the property giving lots of light. To the end of the room is a wooden ledge and brace door which leads to the staircase rising to the first floor. At this end there is an electric storage heater. A further door gives access directly into the kitchen diner. The kitchen has a limestone tiled floor and large bay window looking out onto the garden and fields beyond flooding the room with light. There is a range of white painted wooden units with solid wood worktops and tiled splash back. There is an inset butler sink with brass mixer tap and space and plumbing for a washing machine. There is also space on the opposite wall for a range cooker. The kitchen also has ample space for a dining table and chairs. There is an inset fireplace in the chimney breast. A back door leads out into the rear garden with small patio and views over the rolling countryside.



On the first floor the main bedroom is a generous size and is to the front of the property. It has beams and a period fireplace with storage to both sides. There are additional storage cupboards and an electric storage heater. Adjacent and also to the front is a smaller bedroom with window to the front which is currently used as a single bedroom and office space. Up a couple of steps to the rear of the property is another double bedroom with views over the rear garden and fields beyond. It has an electric storage heater. There is also the family bathroom with fully tiled walls, a bath with shower over, WC and basin with windows to the rear.



The property benefits from double glazing throughout and is heated by electric storage heaters.

**14 THE HILL - EXTERIOR** To the front of the property is a small front garden, fenced with gate and path to the front door and space for dustbins. The rear garden has a patio area directly outside the property. The rest of the garden is laid to lawn with a pretty blossom tree to the end and lovely views over the rolling countryside. There is a pedestrian gate to the left-hand side giving access across the neighbour's garden.

**TENURE** The property is freehold and vacant possession will be given upon completion.

**LOCAL AUTHORITY** East Suffolk **Tax Band:** A **EPC:** E **Postcode:** IP19 9HR

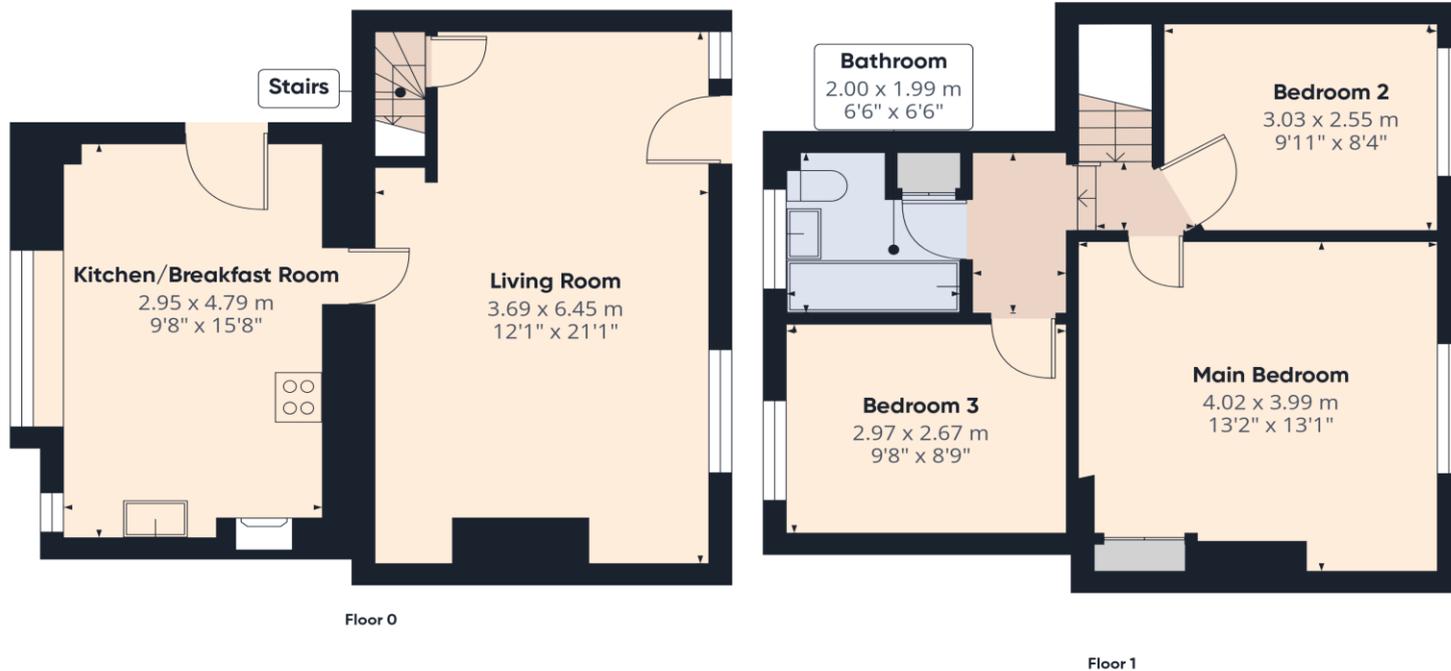
**What3Words:** ///sprinting.splice.ears

**SERVICES** Woodburner in Living Room, Electric Storage Heaters throughout. Mains drains, water and electricity

**FIXTURES AND FITTINGS-** All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

**AGENTS NOTES-** The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not.





**Important Notices:** 1. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. 2. The plumbing, heating and electrical fittings as described have not been tested (unless stated) and no assurances can be given as to their condition or suitability. 3. The floor plans are for illustration purposes and not to scale.

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