



Tye Lane, Bramford  
Guide Price £550,000

## Tye Lane, Bramford

Nestled in the tranquil surrounds of Bramford's idyllic countryside, this charming Victorian semi-detached home is an equestrian's dream, boasting an overall plot approaching 3 acres (subject to survey). A serene retreat perfect for those with a passion for horse riding, this residence not only promises comfort but caters to all the needs of horse enthusiasts.

This splendid property retains much of its period character, with exposed beams and brickwork adding to its rustic appeal. The home welcomes you with a cosy entrance porch, leading to two inviting reception rooms. One features a warming multi-fuel burner, creating an enchanting space for relaxation and entertainment.

The heart of the house is the kitchen dining room to the rear, complete with a large multi-fuel burner that adds a touch of nostalgia to modern family life. The ground floor also offers practicality with a utility space and a convenient downstairs shower room.

Ascend to the first floor, where you'll find three well-proportioned bedrooms accompanied by a family bathroom, offering peaceful views and a tranquil setting to rest.

Equestrians will be delighted with the external offerings: a gated driveway provides ample off-road parking for a variety of vehicles, including boats, motorhomes, and horseboxes. The property includes a three-stable block and a substantial storage barn, ideal for hay and agricultural storage. Moreover, a 40x20m woodchip menage and three paddocks ensure your horses are well-accommodated, making this a truly tailored equestrian home.

With its unique blend of character, comfort, and exceptional equestrian facilities, this residence represents an unparalleled opportunity for those who seek the country lifestyle without compromise.





- THREE BEDROOM SEMI DETACHED HOME
- OVERALL PLOT APPROACHING 3 ACRES (STS)
- THREE STABLES
- LARGE STORAGE BARN
- MULTIPLE WORKING FIREPLACES
- QUIET LOCATION
- GUIDE PRICE £550,000 - £600,000
- PERFECT FOR EQUESTRIAN BUYERS

#### Location:

Bramford Tye is a delightful hamlet set on the edge of the popular village of Bramford, lying just three miles north-west of the county town of Ipswich. The area enjoys an attractive semi-rural setting within the gentle Suffolk countryside, offering a perfect blend of village tranquillity and convenient access to nearby amenities.

Bramford itself is a well-served community with a good range of local facilities including a Co-operative store, post office, pharmacy, church, primary school, and several public houses. The village sits along the River Gipping, providing picturesque walks and easy access to surrounding meadows and countryside trails.



The location is ideally placed for transport links, with the A14 close by providing swift access to the A12, Midlands, London, and the wider motorway network. Ipswich town centre is approximately 3 to 4 miles away and offers a comprehensive range of shopping, leisure, and educational facilities. Ipswich railway station provides regular mainline services to London Liverpool Street in about 1 hour 10 minutes, making the area particularly attractive for commuters.

Recreational opportunities are plentiful, with nearby golf courses, riverside and country walks, and sailing available on the rivers Orwell, Deben, and Stour. The surrounding area is also home to a number of charming Suffolk villages, historic churches, and scenic landscapes typical of this part of the county.

#### Agents notes:

Tenure - Freehold/Flying Freehold  
Council Tax - Band C  
Services -Mains Electric & Water / Private Drainage  
Heating - Gas fired radiators via LPG  
Mobile Coverage - EE - 80% / Vodafone - 77% / Three - 73% / o2 - 73%  
Broadband Availability - Ultrafast is available



## Floor Plan



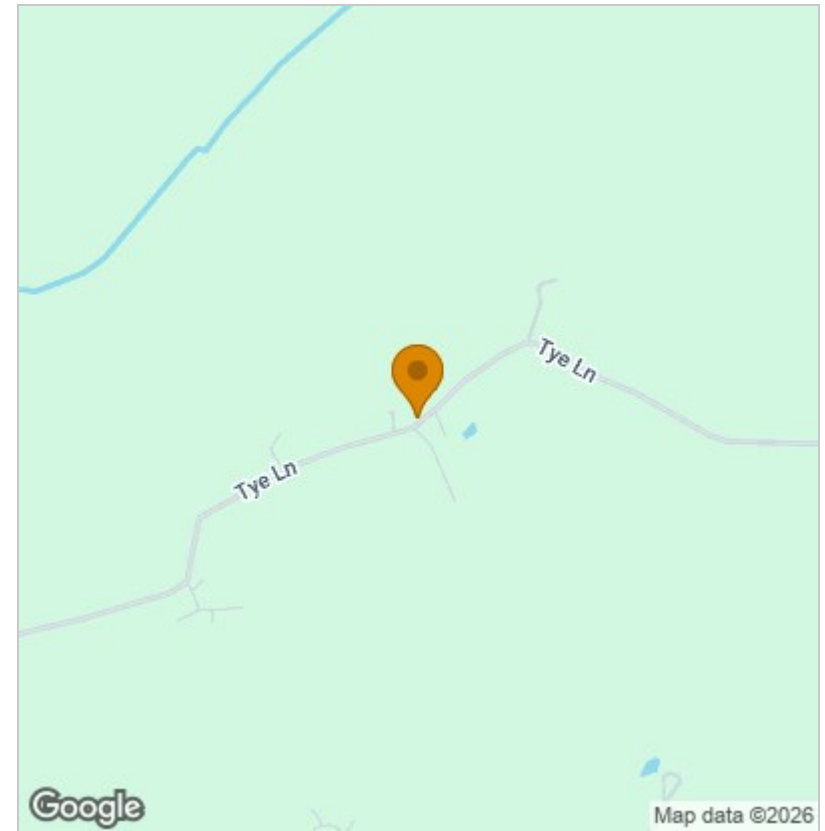
## Viewing

Please contact our Chamberlain Phillips Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

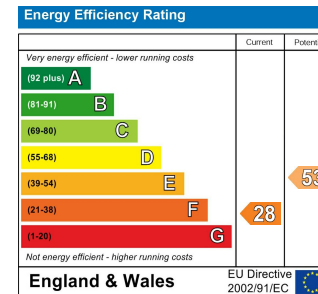
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## Area Map



## Energy Efficiency Graph



Council Tax Band - C

Tenure - Freehold