

A contemporary detached house presented to a high standard along with a two bedroom studio in grounds extending to just under 2 acres.



Guide Price

£775,000

Freehold

Ref: P7843/C

Address

Pine Tree House
The Street
Brundish
Suffolk
IP13 8BN



House - Reception hall, sitting room/study, kitchen/dining room and downstairs shower room.

Bedroom one with en-suite shower room, two further double bedrooms and bathroom.

Studio - Open plan kitchen/sitting/dining room, two bedrooms, shower room/utility room, cloakroom and games/garden room.

Grounds extending to 1.9 acres with ample off-road parking, double bay cartlodge and store with storage above. Gardens with vegetable and fruit areas, orchard, outbuildings and polytunnel.

Contact Us



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Well Close Square
Framlingham
Suffolk IP13 9DU

T: 01728 724200
email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

And at The London Office
40 St James' Place
London SW1A 1NS

Location

Pine Tree House is located within the parish of Brundish. The small rural Suffolk village is set within open farmland. The picturesque village of Laxfield is approximately 2 miles from the property and has a small Co-op, two pubs and a well regarded primary school. The historic market town of Framlingham is just 5 miles and has a 12th century castle, which is the central point for a series of lovely country walks taking in the moat, a large wildlife mere, the traditional college grounds, fields, meandering streams and rivers. Framlingham includes a market square which has cafés, restaurants, shops and a large Co-op supermarket. It is home to Sir Robert Hitcham Primary school, Thomas Mills high school and Framlingham College. The town of Halesworth which is 9 miles from the property is on the way to Southwold and Walberswick and other seaside resorts on the Heritage Coast. Also close at hand is the renowned Minsmere RSPB bird sanctuary and wide variety of golf and sailing opportunities, as well as Snape Maltings concert hall, which is home to the famous Benjamin Britten music festivals. The county town of Ipswich is approximately 22 miles from the property and here are a wide variety of national and local shops and schools as well as direct railway links to London's Liverpool Street station. The cathedral of Norwich is approximately 31 miles.

Description

The house is situated in a particularly pleasant rural location. The dwelling is understood to date from the 1980s and during the vendors tenure, they have carried out an impressive refurbishment programme in a contemporary style. It offers open plan rooms with large windows which take full advantage of views over the attractive grounds. In recent years, an air-source heat pump has been added and PV panels along with battery storage and EV charging point have been installed. The independent studio that can be used as ancillary accommodation to the house, is ideal for multi-generational living. Subject to the normal consents it could be used as a holiday let. The house and studio sit in grounds of just under 2 acres where there is substantial parking, garaging and delightful grounds that include lawn, an orchard, vegetable and fruit gardens and a number of outbuildings.

House - The main door, which is located on the northern side of the dwelling, provides access to the reception hall that has engineered oak flooring and doors to the sitting room and also an inner hall. This has a north facing window and built-in cupboard with large hot water cylinder and water softener. Doors lead off to the kitchen/dining room and to the downstairs shower room. This is divided into two sections with a separate cloakroom with WC. It has north and west facing windows, a shower, two handwash basins and fitted shelving. The stylish kitchen/dining room takes advantage of views of the grounds and studio to the south and west, with french doors opening to decking and a further glazed door to a sandstone courtyard. There are low-level wall units with Corian worksurfaces and inset double Franke sink. There is a kitchen island with oak worksurface. In addition is an integrated dishwasher and an electric range oven with six ring Calor gas hob. There are engineered oak floorboards throughout and an understairs storage cupboard. A door leads to an inner lobby, that has stairs rising to the first floor landing and a door into the sitting room. This is a particularly spacious triple aspect room with north, east and south facing windows as well as french doors opening to the garden. The focal point is the fireplace which houses a woodburning stove. This is flanked on one side by fitted shelving. At one end of the room is a study area with shelving. A door returns to the reception hall.

The first floor landing has north facing windows overlooking the garden and countryside beyond. Doors lead to the three bedrooms and bathroom. Bedroom one is a spacious, dual aspect double with south and west facing windows. It has fitted shelving and a wardrobe with hanging rails. Off the bedroom is a stylish shower room with WC, glazed shower, handwash basin and north and west facing windows. Bedroom two is a double with a south facing window and fitted shelving. The third bedroom is dual aspect and enjoys views to the east and south over open fields and the grounds. Adjacent to this is the bathroom that has a handwash basin, WC, bath with shower above and glazed screen, as well as a north facing window.

Studio - A door provides access to an open plan kitchen/sitting/dining room. The kitchen area has a north facing window and fitted high and low-level wall units. There is an integrated electric oven and microwave as well as a fridge freezer. In addition is a one and a half bowl stainless steel sink. The sitting/dining area has an east facing bifold door overlooking the patio, house and garden. Doors lead off to the two bedrooms and the shower room/utility room. Bedroom one is a double with north and east facing windows as well as a door to the exterior. Bedroom two is a double with east facing window. The shower room/utility room has space and plumbing for a washing machine, handwash basin, shower, door to the games/garden room and cloakroom. This has a WC, fitted shelving and east facing window. The games/garden room can have a multitude of uses and is ideal as a party space. It has wall to wall south facing windows and doors as well as an east facing window and door to a lobby. There are storage cupboards, one of which houses the Calor gas-fired boiler and hot water cylinder, which solely serves the studio.

Outside

The main entrance to the property from the lane is through a five-bar gate leads to a single drive where there is ample parking and access to the double cartlodge and store. The cartlodge measures 17' x 15'9 and the store is 15'9 x 7'11 (maximum - containing the stairwell for the storage space above). Stairs lead up to a first floor store that has scope to be converted to a home office or alike. It measures 26'5 x 8' (sloping ceilings) and has windows at both ends as well as a glazed door. To the northern side of the house are fruit trees and beds as well as a greenhouse and attractive formal gardens bordered by espaliered apple and pear trees. The beds contain lavender, herbs, vegetables, roses and perennials. To the western side of the house in between the dwelling and the studio is a limestone paved courtyard with herbs and olive trees. The main gardens and grounds lie to the southern side of the house where there is an area of decking extending to lawn and a pond. Immediately to the south of the studio is a further patio and a tropical garden. Beyond this is a polytunnel along with vegetable beds and a fruit cage. This has power and water connected. The grounds are laid to grass and contain an abundance of trees including almond, walnut, cherry, plum, apple and pear trees. Beyond this is a wildlife garden. The property is deemed to be a private wildlife reserve. There is a secondary access gate onto the lane. Within the grounds are a range of outbuildings including a useful timber shed measuring 17'9 x 12'. Adjacent to this is a further range of stores/workshop/potting shed of timber construction, which is known as The Pavilion. It is divided into separate sections and measures approximately 48' x 12'. This has power connected. In all, the grounds extend to approximately 1.9 acres.



HOUSE











STUDIO





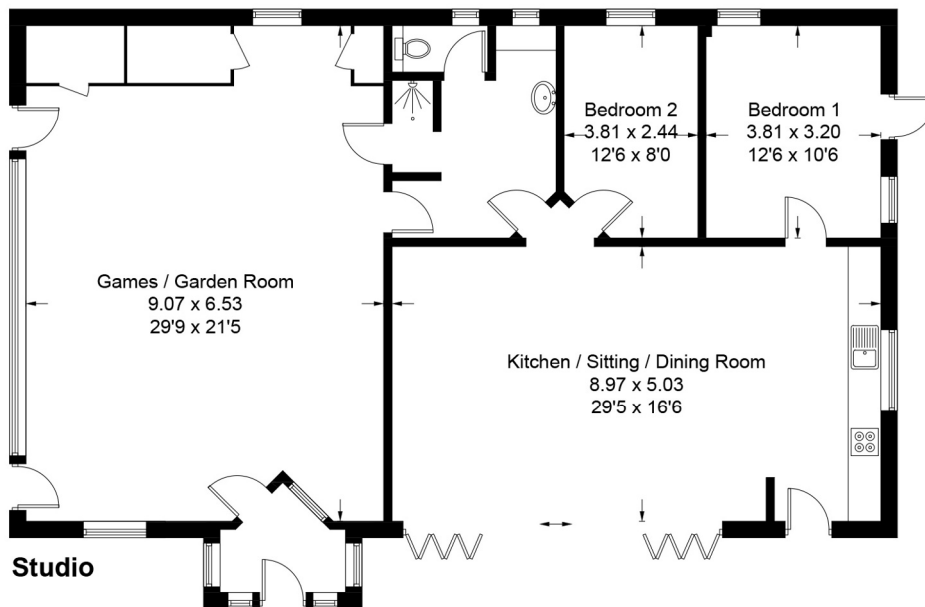
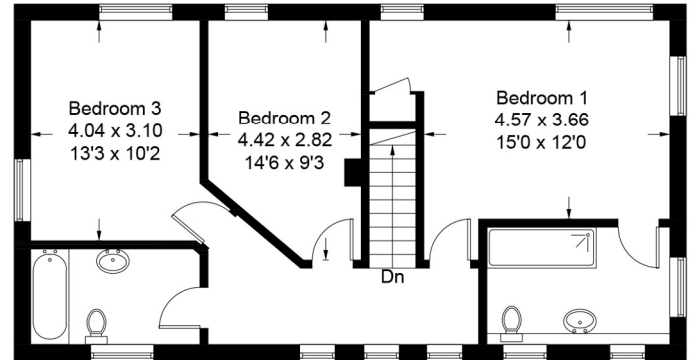
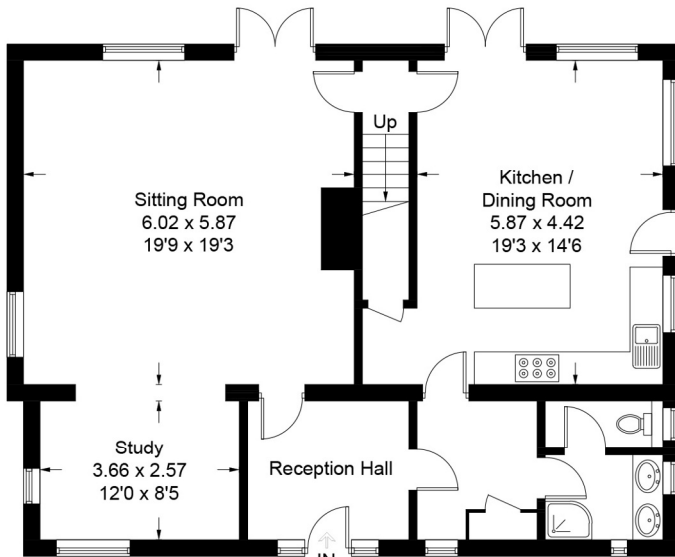






Pine Tree House, Brundish

Approximate Gross Internal Area = 172.4 sq m / 1856 sq ft
 Annex = 150.1 sq m / 1616 sq ft
 Total = 322.5 sq m / 3472 sq ft



(Not Shown In Actual Location / Orientation)



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Viewing Strictly by appointment with the agent.

Services Mains electricity and water. Modern sewage treatment plant. Air-source heat pump serving the house with Calor gas serving the central heating in the studio and the stove in the house. PV panels and battery storage providing significantly lower electricity bills.

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 = C (Copy available from the agents upon request).

Council Tax Band F; £3,286.78 payable per annum 2026/2027

Local Authority Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0345 6066067
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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. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

March 2026



Directions

From Framlingham proceed in a northerly direction towards Dennington and, at the T junction with the A1120, turn right and then immediately left onto the B1116. Follow the road for approximately 2.7 miles and turn left opposite Grange Farm. Proceed down this road and, when bearing to the right, Pine Tree House will be found on the left hand side.

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