



## Bramfield, Suffolk

Guide Price £500,000

- Chain Free
- Detached Double Garage with Studio Above
- Bathroom with Three Piece Suite
- Extremely Sought After Location
- Set Within a Generous Plot with Spectacular Views
- Dual Aspect Throughout
- Detached 16th Century Home
- Three Good Sized Bedrooms
- EPC - E

# Thorington Road, Bramfield

Bramfield is a charming and sought-after village nestled in the Suffolk countryside, offering a peaceful rural lifestyle while remaining conveniently located for access to nearby market towns and the stunning Suffolk Heritage Coast. The village is steeped in history and character, with a welcoming community and picturesque surroundings that include open fields, country lanes, and traditional thatched cottages. Local amenities include a well-regarded pub, a historic church, and easy access to walking and cycling routes, making it an ideal location for those seeking a blend of tranquility and accessibility. Just a short drive away are the coastal towns of Southwold and Halesworth, providing further shopping, dining, and leisure opportunities.



Council Tax Band: F



## DESCRIPTION

This stunning 16th-century Grade 2 listed three-bedroom detached thatched cottage exudes timeless character and charm, set within a substantial plot that boasts beautifully landscaped gardens, mature trees, and breath-taking panoramic views. The property features a detached double garage with a studio above flooded with natural light from Velux windows, plus an additional outbuilding providing extra storage or utility space. Inside, the home blends traditional features such as open fireplaces and exposed beams with well-proportioned living spaces, including a dual-aspect dining room with a wood-burning stove and a cosy sitting room. Upstairs, the bedrooms are spacious and bright, complemented by a charming bathroom with views over the surrounding gardens. Outside, a shingled driveway offers ample off-road parking, completing a picturesque and inviting countryside retreat.

## LIVING AREAS

The living areas of this enchanting thatched cottage are filled with period charm and warmth, offering inviting spaces ideal for both relaxing and entertaining. The dual-aspect dining room features a characterful wood-burning stove, creating a cosy ambiance that enhances its traditional appeal, while natural light floods the space through windows on two sides. Across the hallway, the dual-aspect sitting room offers another light-filled retreat, centred around a striking open fireplace that adds both charm and comfort. Both rooms showcase the cottage's historic character, with exposed beams and original details contributing to the property's timeless atmosphere, making the living areas as practical as they are picturesque.

## KITCHEN

The kitchen is thoughtfully positioned to make the most of its picturesque surroundings, offering beautiful views over the garden. Its layout is functional and charming, with direct access to the downstairs cloakroom and outdoor areas, making it both convenient and connected to the flow of the home. The kitchen retains a cosy, cottage-style atmosphere that aligns with the character of the property, and its placement ensures it remains bright and welcoming throughout the day.

## BEDROOMS

The bedrooms in this characterful cottage are full of charm and offer a peaceful retreat with lovely views. The principal bedroom is a generous double, featuring a decorative fireplace and a built-in storage cupboard, adding both warmth and practicality. The second bedroom is also a spacious double, while the third is a large single or comfortable small double, making it versatile for use as a bedroom, guest room, or home office. Each room benefits from the home's elevated position, with windows that frame the surrounding countryside and garden, enhancing the tranquil and inviting atmosphere throughout the upper floor.

## BATHROOM

The bathroom is a delightful space that perfectly complements the cottage's character, offering both charm and functionality. A standout feature is the window positioned above the bath, allowing you to enjoy beautiful views while soaking, filling the room with natural light and a sense of calm. The bathroom is well-appointed with a toilet, bidet, and basin, all thoughtfully arranged to make the most of the space. Its serene atmosphere and connection to the surrounding landscape create a relaxing and inviting environment, ideal for unwinding at the end of the day.

## OUTSIDE & OUTBUILDINGS

The outside areas of this picturesque 16th-century cottage are as impressive as the home itself, offering a generous and beautifully maintained setting that enhances the property's charm. The landscaped gardens wrap around the front, side, and rear of the house, predominantly laid to lawn and bordered by mature trees, shrubs, and colourful planting that provide year-round interest and privacy. A shingled driveway offers ample off-road parking and leads to a detached double garage, which includes a convenient shower room and an upper-level studio with Velux windows framing stunning views. Additionally, there is a further outbuilding ideal for extra storage or housing appliances. The outdoor space is perfect for those who enjoy gardening, entertaining, or simply soaking in the peaceful countryside surroundings.

## TENURE

Freehold

## OUTGOINGS

Council Tax Band F

## SERVICES

Mains water and electricity, oil, septic tank

## VIEWING ARRANGEMENTS

Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD for an appointment to view.

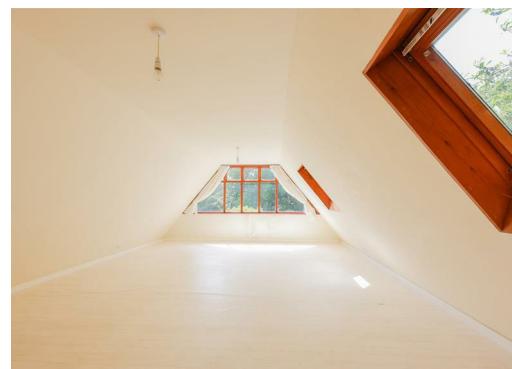
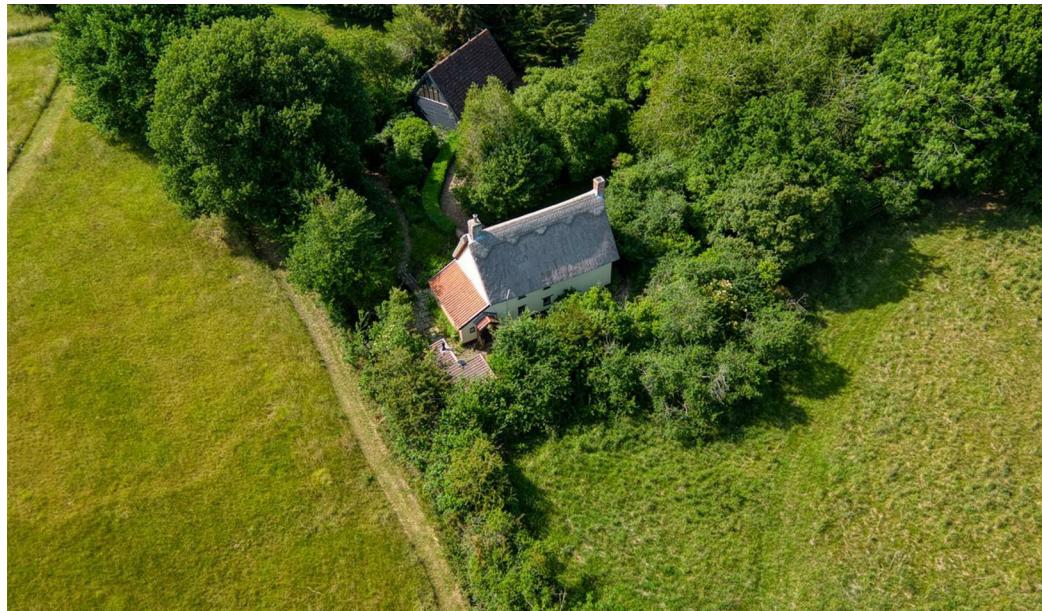
Email: [beccles@flickandson.co.uk](mailto:beccles@flickandson.co.uk)

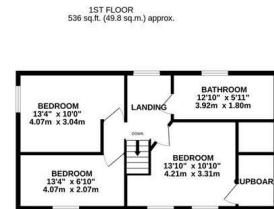
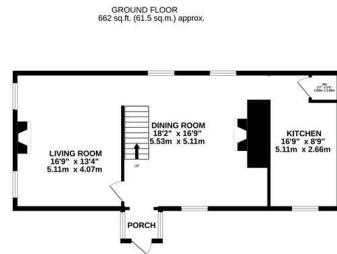
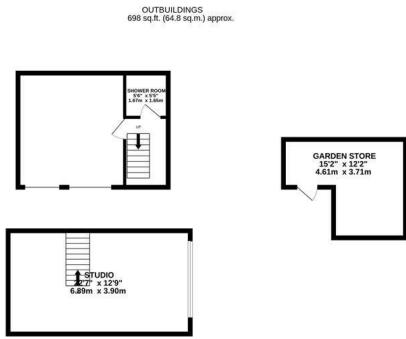
Tel: 01502 442889 Ref: 20892/JD.

## FIXTURES AND FITTINGS

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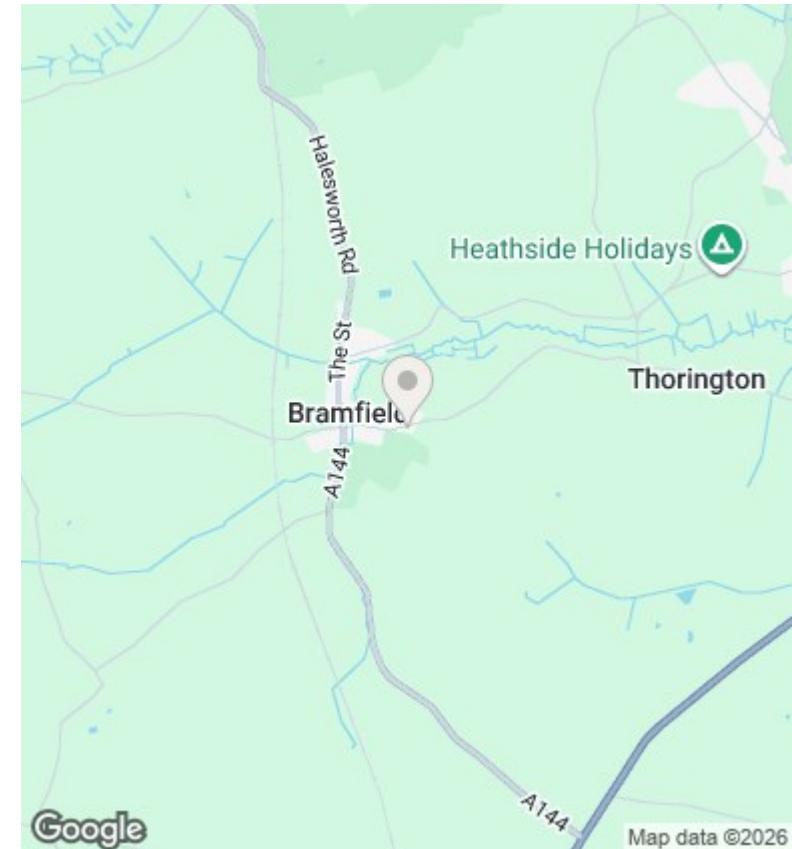




TOTAL FLOOR AREA: 1896 sq.ft. (176.1 sq.m.) approx.

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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## Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, Fairweather Law and Stamford Legal for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £50 for Jigsaw Mortgages Ltd, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal referrals, and £50 referral fee for MS Surveys.

## Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)