



Fieldgate Cottage
London Road | Brampton | Suffolk | NR34 8EL

COTTAGE FULL OF CHARACTER



Behind a traditional picket fence, nestled within approximately half an acre of beautifully maintained gardens, Fieldgate Cottage is a quintessential Suffolk home where period charm meets contemporary comfort. Dating from the late eighteenth to early nineteenth century, the cottage has been thoughtfully enhanced by the current owners, preserving its wealth of original character while introducing modern, energy-efficient living. With a detached annexe, extensive garaging, planning permission for further expansion and an idyllic setting just minutes from Southwold, this is a home that offers both an exceptional lifestyle and remarkable versatility.



KEY FEATURES

- A Detached Period Cottage dating from the Late 18th/Early 19th Century
- Beautifully Renovated and Extended Throughout and Situated in around 0.51 acres
- Two Double Bedrooms with En-Suites
- Ground Floor Bathroom and Office/Bedroom Three
- Detached Holiday Let Annexe and Three Touring Caravan Pitches providing Income Potential
- Double Garage and Extensive Parking
- Air Source Heat Pump, Solar Panels and Tesla Battery providing Excellent Efficiency
- No Chain
- The Accommodation extends to 2,293 sq.ft. including Annexe and Garages
- Energy Rating: B

Steeped in history yet beautifully adapted for modern life, Fieldgate Cottage immediately creates a feeling of warmth and authenticity. Exposed beams, original timbers, brick fireplaces and traditional cottage proportions sit effortlessly alongside carefully considered improvements, allowing the home to retain its heritage whilst offering the comfort expected from a contemporary country residence. Every room has been sympathetically updated, ensuring the original character remains the focal point, from the impressive inglenook fireplace with wood burning stove to the handcrafted details that give each space its own personality. The result is a home that feels welcoming from the moment you arrive, equally suited to cosy winter evenings beside the fire as it is to bright summer days with views onto the gardens.

Designed Around Everyday Living

The layout has been carefully planned to provide flexibility without losing the intimacy expected from a period cottage. The generous kitchen combines classic shaker cabinetry with quality work surfaces, extensive storage and views across the gardens, creating a practical space where family life naturally unfolds. Alongside this, the dining room offers an ideal setting for relaxed entertaining, while the separate sitting room provides a calm retreat centred around the impressive fireplace. The ground floor office is perfect for those working from home and could equally serve as an occasional guest bedroom. Upstairs, the principal and second bedrooms are both generous doubles with beautifully appointed en suite shower rooms, creating comfortable private spaces that balance charm with convenience.





KEY FEATURES

Versatility Beyond the Main House

One of Fieldgate Cottage's greatest strengths is its remarkable flexibility. The detached annexe has been thoughtfully designed to provide completely independent accommodation and is currently operating successfully as a holiday let, creating an attractive additional income stream. Equally, it would make an ideal space for visiting family, multi-generational living or even a dedicated home office or studio. Outside, the substantial garaging, extensive gravel driveway and generous parking provide ample room for vehicles, hobbies and storage.

The Suffolk Lifestyle

Outside, approximately half an acre of beautifully maintained grounds provide an idyllic backdrop to everyday life. Sweeping lawns, mature trees, colourful borders, productive vegetable beds and sunny seating terraces encourage time outdoors throughout the seasons, while the enclosed gardens offer a safe environment for children and pets. Modern sustainability features including an air source heat pump, solar panels, double glazing and Tesla battery storage help reduce running costs without compromising comfort. Beyond the gates, the location places some of Suffolk's finest attractions within easy reach. The beaches of Southwold and Walberswick, the market towns of Beccles and Halesworth, scenic countryside walks and the Broads National Park are all close by, making Fieldgate Cottage a home that effortlessly combines peaceful rural living with exceptional accessibility and an enviable lifestyle.





























INFORMATION



On The Doorstep

Brampton offers a peaceful rural setting while remaining within easy reach of Wangford, Halesworth, Beccles and the Suffolk Heritage Coast. Farm shops, country pubs, independent cafés, coastal walks and nature reserves are all nearby, making this an outstanding base for those seeking a quieter pace of life without sacrificing convenience.

How Far Is It To?

Southwold is around 5 miles away, Halesworth approximately 6 miles, Beccles around 8 miles and Norwich approximately 25 miles. The surrounding area offers easy access to the Heritage Coast, the Broads National Park, excellent rail connections and a wealth of walking, cycling and sailing opportunities.

Directions - Please Scan QR Code Below

From Beccles town centre, proceed south-east along Blyburgate before turning right onto Peddars Lane. Continue to the end of the road and turn left onto London Road. Follow the road for approximately 1.4 miles to the roundabout, then take the second exit onto the A145 (London Road). Continue on the A145 for approximately 5.4 miles, where the property will be found on the right-hand side.

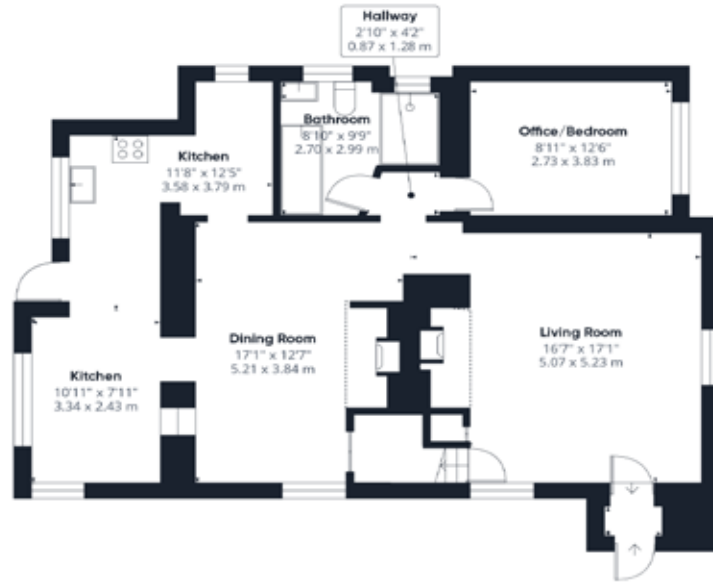
What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [isolating.points.vibe](#)

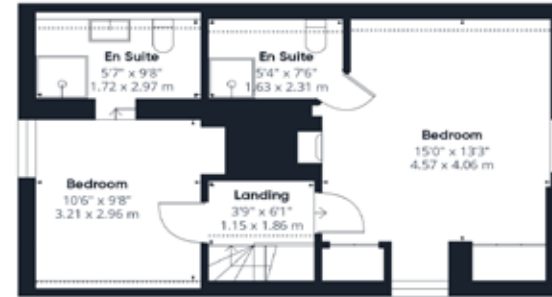
Services, District Council and Tenure

Air Source Heat Pump, Private Treatment Plant, Solar Panels with Tesla Battery
The Property currently has a License to have 3 Touring Caravan Pitches
Ultra Fast Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
East Suffolk Council - Council Tax Band E
Freehold

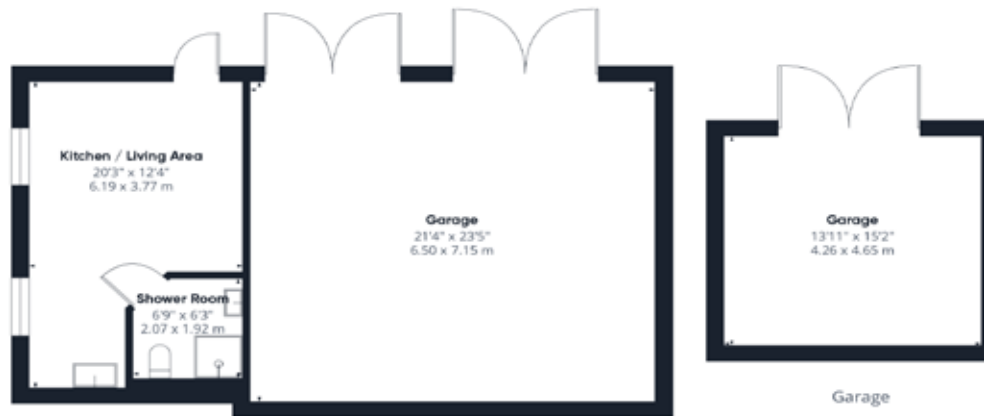




Ground Floor Fieldgate Cottage



First Floor Fieldgate Cottage



Garage/Annexe



Garage

Approximate total area[®]

2290 ft²

212.6 m²

Reduced headroom

60 ft²

5.6 m²

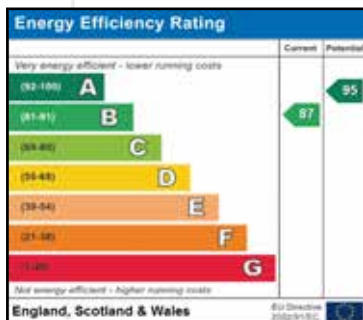
(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





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Fine & Country Waveney
14 Blyburgate, Beccles, Suffolk, NR34 9TB
01502 533383 | beccles@fineandcountry.com

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