

Southwold Road  
Brampton  
Beccles  
NR34 8DR



# Southwold Road

## Guide Price £280,000

### The generous family home close to the coast...

Nestled along a quiet country road in the charming village of Brampton, 1 Grays Cottages offers a wonderful opportunity to embrace the tranquillity of rural life, whilst remaining within easy reach of the beautiful Suffolk coastline and well-connected market towns. Set back from the road with an expansive private driveway—offering parking for multiple vehicles—this spacious home is chain-free and brimming with potential.

The property greets you with a charming façade and a warm, inviting feel. Inside, the accommodation is deceptively spacious. A bright and airy sitting room at the front enjoys plenty of natural light from its large window and features a working open fireplace, perfect for cosy evenings in. The kitchen/diner is generously proportioned with a classic butler sink and views across the rear garden, and while some surfaces could benefit from a little TLC, the space itself is functional and full of promise. A conservatory to the rear provides an additional reception space, ideal for relaxing or entertaining, while a downstairs bathroom, complete with WC, basin, and electric shower over the bath, completes the ground floor.

Upstairs, three well-proportioned bedrooms await, all with charming period doors and lovely views across the garden or surrounding countryside. The principal bedroom at the front is especially bright with dual windows and original floorboards, while the two further bedrooms provide ample space for family, guests, or a home office.

Step outside and you'll discover a private and impressively sized rear garden—beautifully mature and surprisingly generous. There's a paved terrace, perfect for al fresco dining, a timber shed with power, and an excellent outbuilding that has been newly constructed, fully powered, and insulated—ideal as a garden studio, workshop, or creative space.

Surroundings are truly idyllic. From your front door, a quiet lane leads you through open countryside, with views of fields and hedgerows in every direction. Just a short drive brings you to the sought-after market towns of Halesworth and Beccles, while the popular coastal spots of Southwold, Walberswick, and Dunwich are all within 15 minutes. For those who love walking, cycling or just breathing in the fresh Suffolk air, this is a dream setting.

With no onward chain, a generous plot, and bags of potential, 1 Grays Cottages is an unmissable opportunity for anyone seeking a peaceful lifestyle in a well-connected yet rural location.

### Agents notes...

A pre-recorded walkaround tour is available for this property

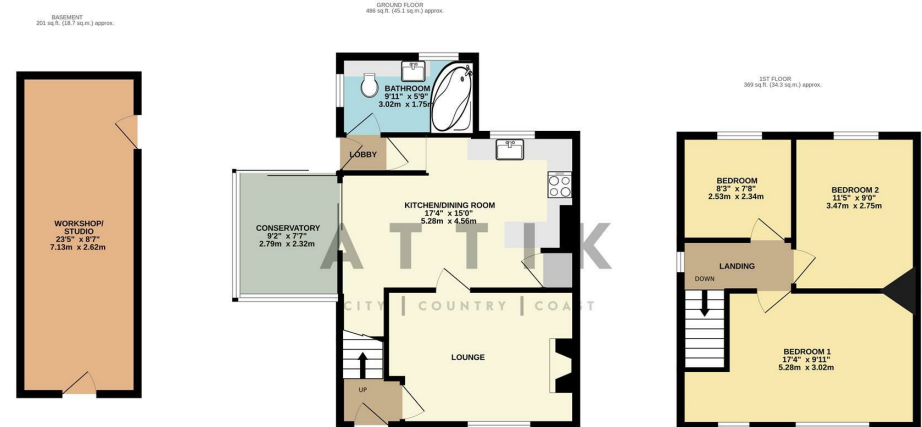
Local Authority  
East Suffolk

Council Tax Band B

EPC Rating E



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TOTAL FLOOR AREA: 1056 sq.ft. (98.1 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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