



Bramfield, Halesworth

Guide Price £200,000

- End Terrace Cottage with Scope for Improvement
- Ground Floor Bathroom
- Well Served Village with Farm Shop & Pub
- Sitting Room with Wood Burner
- Kitchen/Diner
- EPC - F
- Two Bedrooms
- South Facing Garden

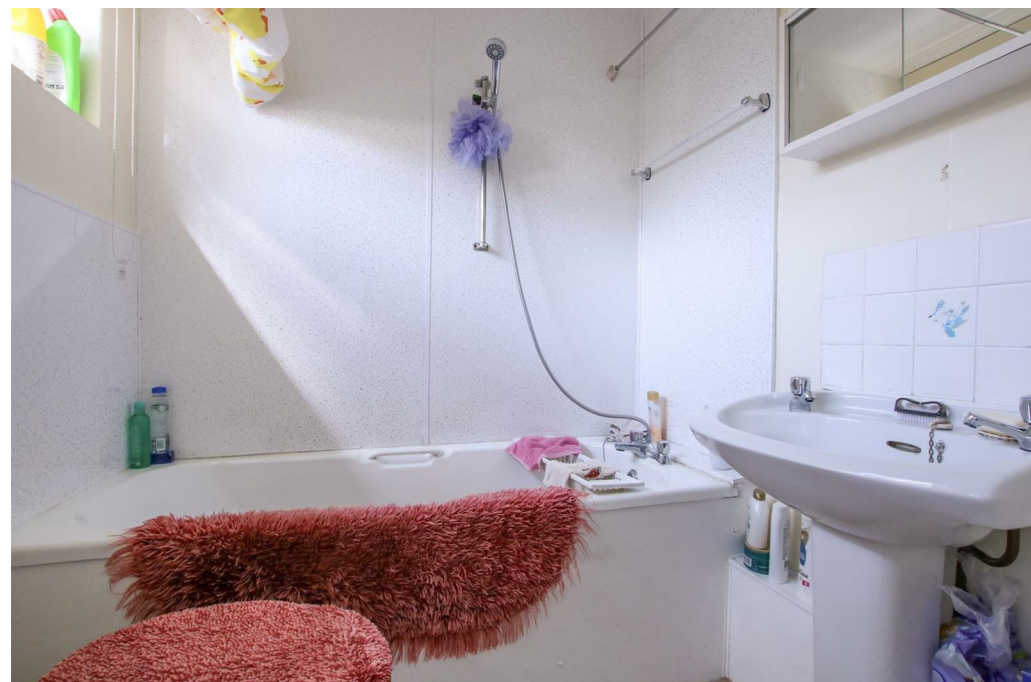
Halesworth Road, Bramfield

An end terrace cottage at the edge of this popular village of 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: A



DESCRIPTION

Nestled in the picturesque village of Bramfield, this charming end-terrace cottage offers both character and scope to improve or extend.

Inside, the home features a welcoming porch, a functional kitchen with storage and space for appliances, and a bright lounge with a wood burner. Upstairs, the main bedroom fits a double bed and includes a feature fireplace, while the second bedroom is ideal as a single room or home office, enjoying lovely field views. The bathroom is well-appointed with a bath, shower, basin, and W.C.

Outside, the property boasts a generous south-facing garden with mature shrubs, shed, a patio, and a vegetable patch. Off-road parking is available for two vehicles.

Perfectly located between Halesworth and Darsham, the cottage is close to local amenities, two stations, and the stunning Heritage Coast. The village itself is home to the popular Queens Head pub, coffee shop, and a beautiful thatched church.

This is a wonderful opportunity to enjoy village living with plenty of space indoors and out.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently A.

SERVICES

Mains electricity water and drainage.

VIEWING ARRANGEMENTS

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

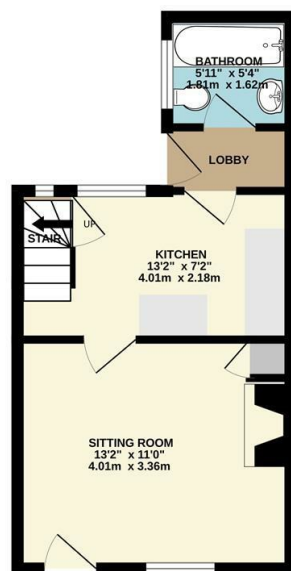
Email: beccles@flickandson.co.uk

Tel: 01502 442889 Ref: 20950/JD.

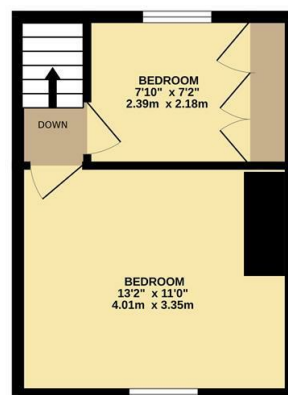
FIXTURES & FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

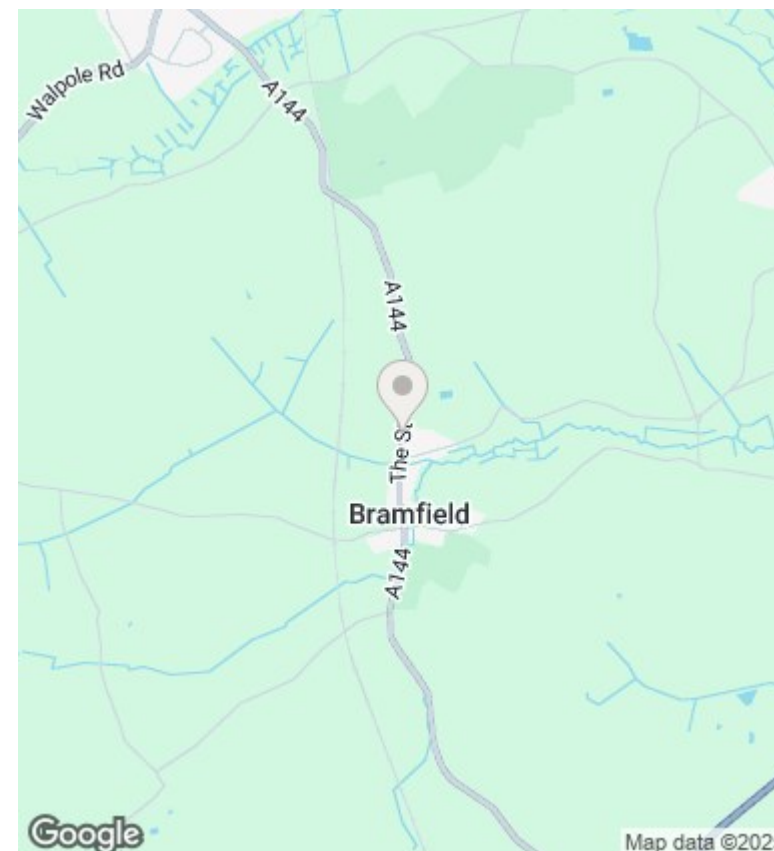
GROUND FLOOR
281 sq.ft. (26.1 sq.m.) approx.



1ST FLOOR
229 sq.ft. (21.3 sq.m.) approx.



TOTAL FLOOR AREA: 510 sq.ft. (47.4 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100+
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	37	
(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

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.

Viewings

Viewings by arrangement only. Call 01502 442889 to make an appointment.