



Superbly positioned period cottage close to the coast

**Bramble Cottage, Blaxhall, Suffolk, IP12 2DP**

Freehold



2 Bedrooms • 2 En-Suite Bathrooms • Sitting Room • Kitchen/Breakfast Room • Mature Garden • Garage & Car Port

#### Local information

Bramble Cottage is situated in the popular village of Blaxhall which benefits from the local village pub The Ship Inn.

It is a particularly popular area of Suffolk and located close to the Heritage Coastline and in particular Snape, the home of the Aldeburgh music festival and the coastal town of Aldeburgh. The village has a pub and church and the neighbouring village of Campsea Ashe has a railway line with connections to Ipswich where there are regular mainline services to London's Liverpool Street Station.

#### About this property

Bramble Cottage is a superbly located period cottage with enormous character. The original cottage is constructed from mellow red brick under pitched pan tiled roofs and has many features including exposed beams and a large open fireplace fitted with a wood burning stove.

The cottage has been sympathetically extended to provide a spacious ground floor en suite bedroom with French windows opening out to the gardens.

The current owners have thoroughly renovated the cottage installing a new luxury bathroom on the first floor, a luxury spacious en suite shower room on the ground floor, replacing the kitchen and redecorating the cottage throughout. The gardens are a particular feature of the cottage

and lie to both the front and rear of the house. The property has been used as a highly successful holiday let which could be continued by a new purchaser if required allowing the property to be used as a second home but also generate significant income.

The gardens to the rear are sheltered and bordering the house is a paved terrace with doors into both the kitchen/breakfast room & ground floor bedroom. Beyond are well stocked beds with fine mature shrubs and lawn.

The garage and car port lie to the rear of the garden and are reached via a separate access. The garage could add scope for conversion into additional annexe or home office accommodation subject to the necessary consents.

Services  
Mains water, electricity & drainage. Oil fired central heating. Solar panels.

#### Tenure

Freehold

#### Local Authority

East Suffolk

EPC rating = D

#### Viewing

Strictly by appointment with Savills



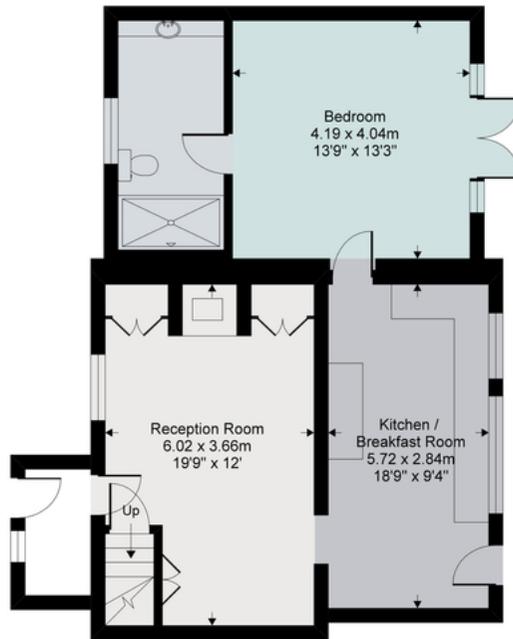


## Stone Common, Blaxhall, Woodbridge, IP12 2DP

Approximate Area = 918 sq ft / 85.2 sq m (Excludes Carport)  
 Limited Use Area(s) = 104 sq ft / 9.6 sq m  
 Outbuilding = 260 sq ft / 24.1 sq m  
 Total = 1282 sq ft / 119 sq m

For identification only - Not to scale

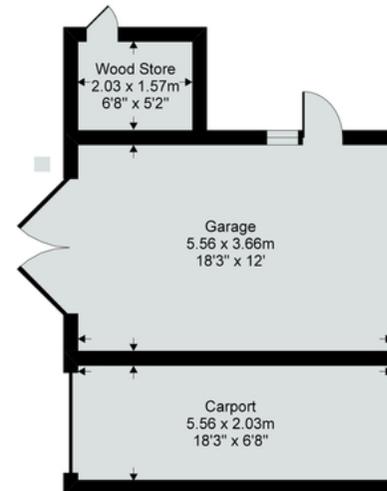
Denotes restricted head height



Ground floor



First floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Savills (UK) Limited. REF: 671938

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		60	78
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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