



Stunning location at the end of a long drive

**North Manor Bungalow, Bramfield, Nr Halesworth, Suffolk. IP19 9HS**

Freehold





5 bedrooms • 2 bath/shower rooms • 2 large reception rooms • kitchen & utility room • double garage • detached workshop building • gardens and woodland • About 3.19 acres

#### Local information

North Manor Bungalow is positioned in a wonderfully secluded and elevated position on the edge of the village of Bramfield which has a pub, church and primary school. The village is ideally situated between Southwold and Halesworth which both offer a wide range of everyday shopping, recreational and educational facilities. Norwich is 27 miles to the north; the county town of Ipswich via the A12 is 28 miles to the south. Snape Maltings concert hall and the RSPB reserve at Minsmere are some 10 miles to the east as well as other areas of natural beauty, which form part of the heritage coastal belt, and only 8 miles to the superb sandy beaches of Walberswick.

#### About this property

North Manor Bungalow is a substantial colonial style brick bungalow with large double glazed windows, under a tiled roof. The well proportioned rooms are light and airy and have stunning outlooks over the attractive surrounding countryside.

The sitting room benefits from a bay style window offering triple aspect views with a traditional wood burning stove to the far end of the room. The open plan kitchen/living/dining room is a fantastic area for everyday living and entertaining. The kitchen has matching base and wall mounted units, as well as modern compliances. The utility room

offers further storage along with space for a washing machine and dryer.

Three bedrooms lie along the eastern elevation and a fourth to the north which could also be used as a further reception room. The fifth bedrooms is ideally positioned as a guest room being set to the west side of the side hall and with an adjoining shower room. A family bathroom is situated off the main hallway.

#### Outside

The property is approached up a long private drive, which is flanked by farmland and culminates in a wide parking sweep to the front and side of the house. There is a double garage to the side of the house and a detached workshop building offering potential for further uses. The side and rear gardens are laid to lawn and connect to the woodland part of the property with established trees providing a high degree of privacy and seclusion.

Services; Mains water, 3 phase electricity and oil fired heating. Private drainage.

#### Tenure

Freehold

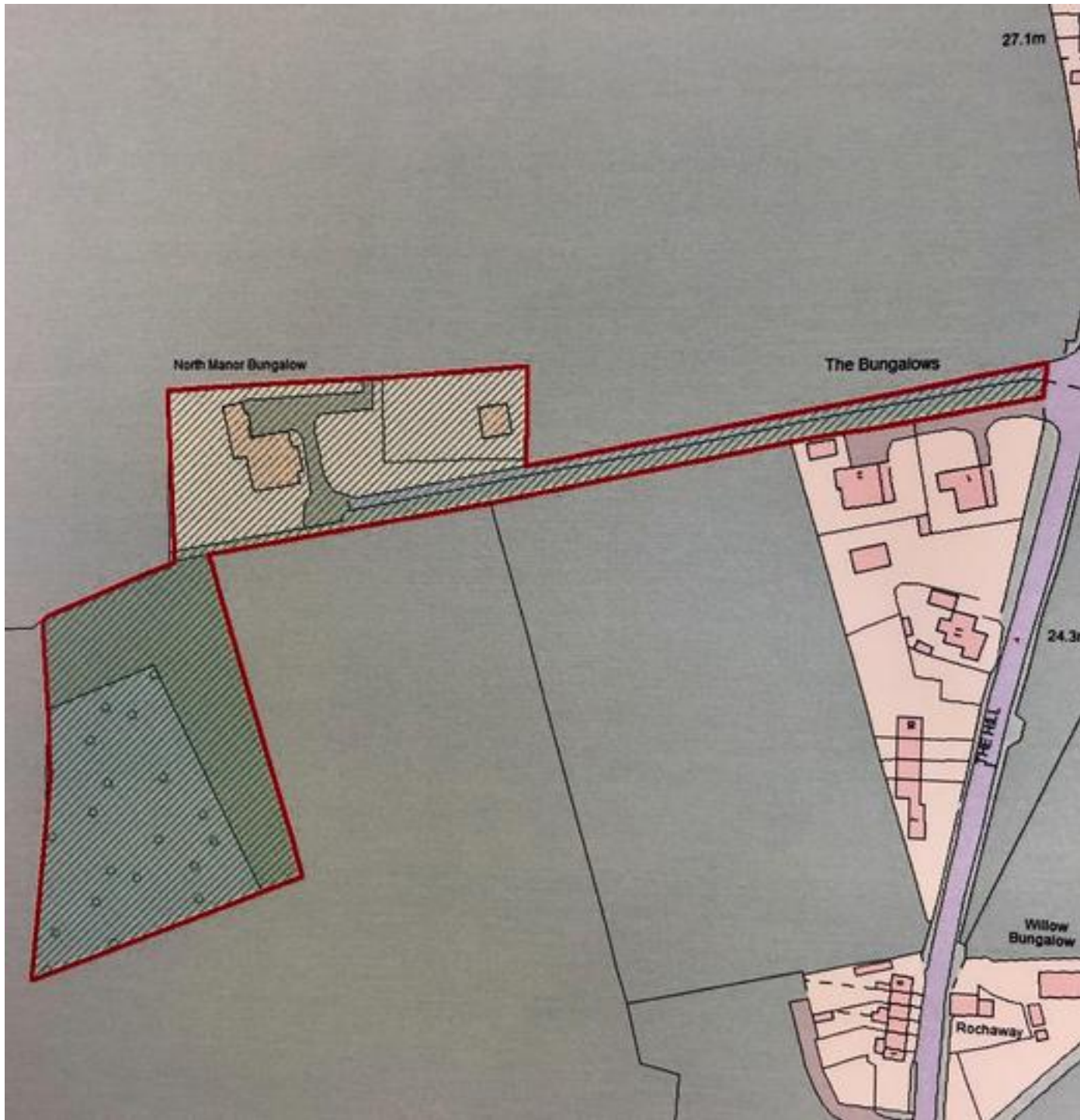
#### Local Authority

Suffolk Coastal District Council

#### Viewing

Strictly by appointment with Savills







**North Manor Bungalow, Bramfield, Nr Halesworth, Suffolk. IP19 9HS**

Gross internal area (approx) 2974 sqft

**Tom Orford**  
Savills Suffolk  
**01473 234 800**  
ipswich@savills.com



savills

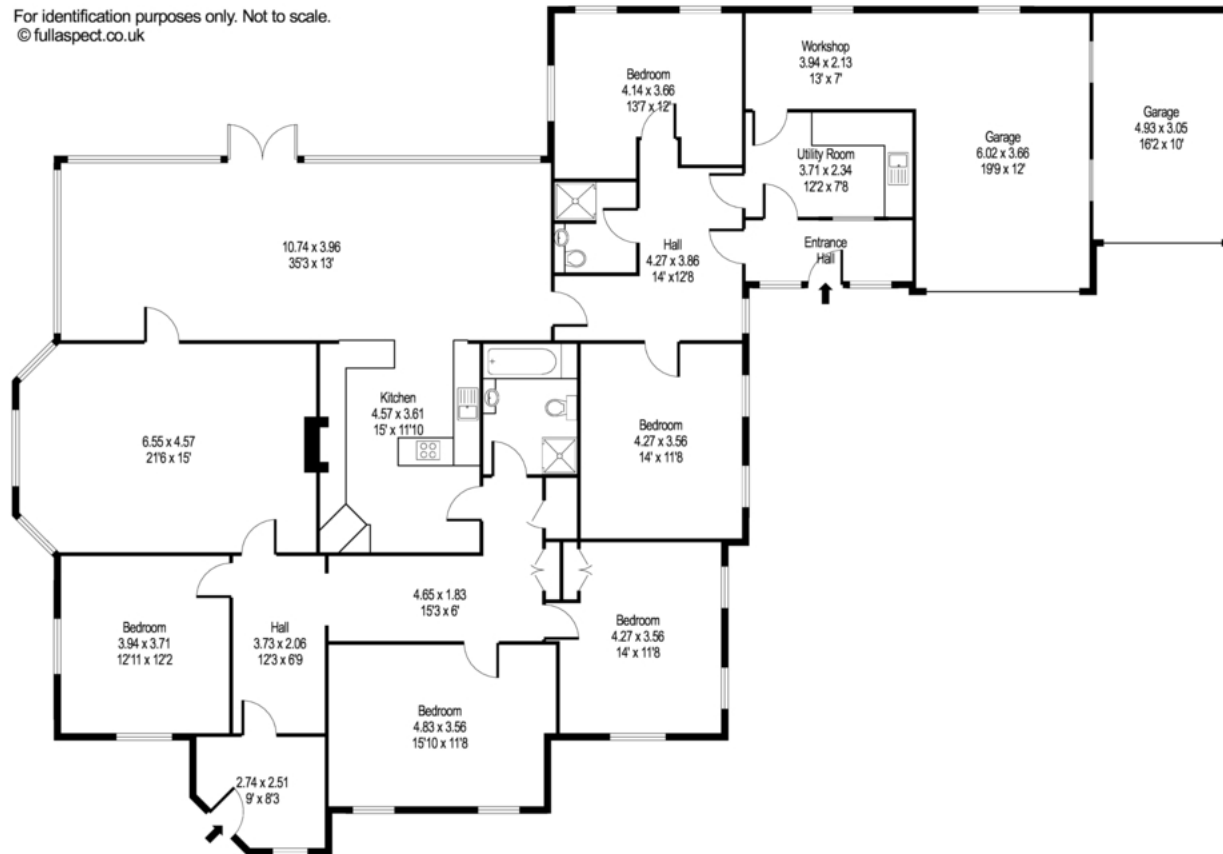
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**North Manor Bungalow, Bramfield**



276 sq m (2,974 sq ft)

For identification purposes only. Not to scale.  
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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>	67	78
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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