



A remarkably special country house

Bramfield Folly, Edwards Lane, Bramfield, Halesworth, Suffolk IP19 9AA

Freehold





4 Bedrooms • 2 Bath/Shower Rooms • 3 Reception Rooms • Kitchen • Extensive Basement / Cellar • Detached Self Contained Cottage • Extensive Barns & Outbuildings • Gardens & Grounds of Approx 16 Acres

Local information

Bramfield Folly 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 eight miles to the superb sandy beaches of Walberswick.

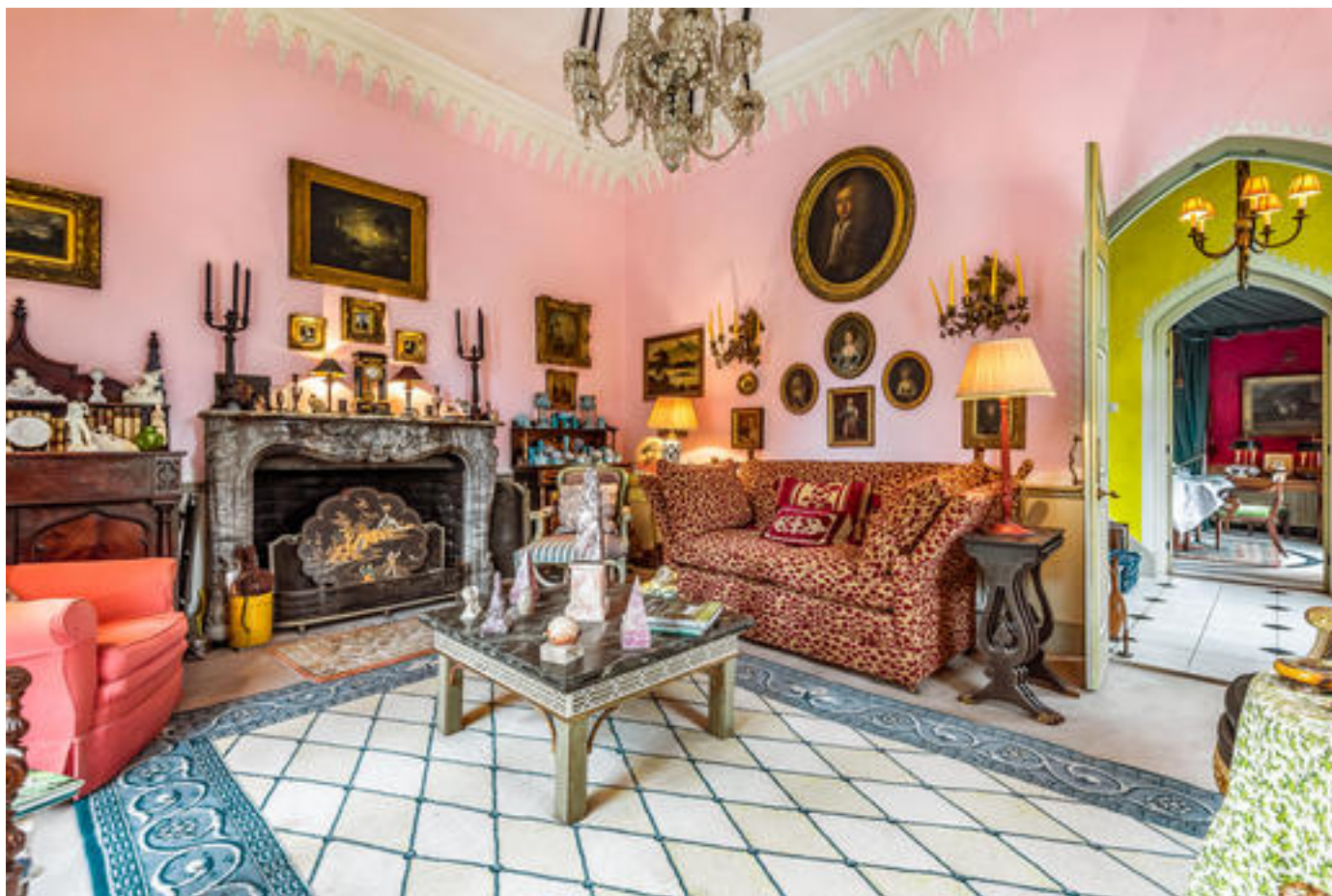
About this property

Bramfield Folly is a remarkably special Gothic Country house with wonderful period character throughout & set in exceptional secluded grounds. The property is very rare in the market and dates back to the late 18th Century and has been a much loved home for many years. The house is fascinating with exceptional architectural interest constructed from mellow red brick & flint walls with wonderful hexagonal corner turrets topped with castellations. The house is approached up wide stone steps to an elevated ground floor providing a central reception hall flanked by two wonderful reception rooms. The drawing room & dining room both have

open fireplaces with decorative marble surrounds and beautiful floor to ceiling Gothic windows overlooking the gardens. The first floor offers two charming, well proportioned bedrooms overlooking the front gardens and there are a further two bedrooms and a bathroom. There is a very spacious series of basement rooms which have great potential for other uses subject to the necessary consents being obtained. To the rear lies a walled courtyard beyond which is a spacious timber framed barn and a series of further outbuildings.

Outside Bramfield Folly is currently approached over a long driveway that first gives access to Folly Cottage, a charming single story self-contained cottage that is ideally positioned to give it privacy from the main house. The previous owners have taken great care over the gardens and grounds of Bramfield Folly and have planted a wonderful arboretum of rare specimen trees that lie to the south and west of the house. The gardens encompass the property with a particularly attractive part walled garden with lawns, mature well stocked herbaceous borders and terraces that surround the house overlooking the garden.

Tenure
Freehold







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Gross internal area (approx) 4043 sq ft

Outbuildings 975 sq ft

Total 4999 sq ft

Peter Ogilvie
Savills Suffolk
 01473 234 800
 ipswich@savills.com



savills

savills.co.uk

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Approximate Area = 4043 sq ft / 375.6 sq m (includes annexe & excludes porch / store)

Outbuildings = 945 sq ft / 88.8 sq m

Total = 4999 sq ft / 464.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2021. Produced for Savills (UK) Limited. REF: 767766

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			73
(55-68) D			
(39-54) E			
(21-38) F		24	
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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