



Classically proportioned Old Vicarage

The Old Vicarage, The Street, Bramfield, Halesworth, IP19 9HT

4/5 bedrooms • 2 bath/shower rooms (1 en suite) • 3 reception rooms • conservatory • kitchen/breakfast room & cellar • range of outbuildings & garage • part walled garden • about 0.43 acre

Local information

The Old Vicarage is positioned in a wonderfully secluded position in the centre 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

The Old Vicarage is believed to date from 1846 and benefits from internal features that are associated with the period that include well proportioned rooms, sash windows, open fireplaces and an elegantly curved staircase.

The property sits well within its plot with front drive and rear gardens that are all enclosed by mature trees, hedges and shrubs.

The Old Vicarage and outbuildings are constructed from brick under slate roofs.

The accommodation comprises a spacious entrance hall that gives access to three reception rooms, The large drawing room has full height sash windows and an open fireplace. The dining room

and snug are also accessed off the hall with the snug also benefitting from an open fireplace. The kitchen has a range of base and wall mounted units, NEFF appliances and a larder with the cellar and cloakroom nearby.

The first floor is reached via an elegantly curved staircase which leads up onto a spacious landing. There are four double bedrooms, one with an en suite bathroom. The family bathroom is at one end of the landing along with a study/bedroom 5.

Outside

A gravelled drive gives access to the front of the house with parking for several vehicles. To the north lies the stable yard area where lies the range of outbuildings which include; a washhouse/utility room, three store rooms, a greenhouse and two stables. There is also a garage. The mature, gardens are south facing and mainly laid to lawn with well stocked and established borders. The property has a burglar alarm and water softener.

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

Local Authority

East Suffolk District Council

EPC rating = E

Viewing

Strictly by appointment with Savills





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Approximate Area = 3347 sq ft / 310.9 sq m (includes garage)
Outbuildings = 661 sq ft / 61.4 sq m
Total = 4008 sq ft / 372.3 sq m
For identification only - Not to scale



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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Savills (UK) Limited. REF: 805845

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