RESTORATION OPPORTUNITY



SHORTS FARMHOUSE

BRAMFIELD, NR HALESWORTH, SUFFOLK

JACKSON-STOPS

SHORTS FARMHOUSE
BRAMFIELD, NR HALESWORTH, SUFFOLK IP19 9AA

TOTAL APPROX. FLOOR AREA 4,017 SQ FT / 373 SQ M

Requiring Full Restoration

An historic Grade II Listed brick farmhouse in an idyllic rural setting



DISTANCES

- Bramfield Village – ½ a mile
- Halesworth - 3 miles
- Darsham Station – 4 miles
- Walberswick, Southwold & The Suffolk Coast – 9/10 miles
- A12 - 3 miles

FEATURES

- A rarely available opportunity to restore a handsome Elizabethan farmhouse
- Tucked away, edge of village, rural setting at the end of a no through private lane
- Largely stripped out ready for the advancement of the restoration
- Well-proportioned rooms with high ceilings & original inglenook fireplaces intact
- 4,017 sq ft of well laid out accommodation currently with an entrance hallway, 3 receptions rooms, kitchen, utility room, cloakroom & cellars
- 4 first floor bedrooms & bathroom with 4 attic rooms above
- Sheltered & secluded garden
- Direct access to an extensive network of permissive field margin paths through the neighbouring 300 acres of countryside
- In all about ½ an acre
- Interest invited from proceedable buyers only

GUIDE IEO £650,000

THE PROJECT

Shorts Farmhouse is a full restoration project opportunity. The current vendor has undertaken significant preparation works to reveal much of the original structure, which shows thick brick walls of good integrity, fine original inglenook fireplaces, together with original cellars. These works have included a recent rewiring of the property with a new underground supply.

The project allows for the creation of an elegant residence facing to the south, enjoying views over its garden and unspoiled rolling countryside beyond.

THE PROPERTY

Shorts Farmhouse is listed Grade II and understood to have medieval origins, with the western cross wing believed to date from the mid 15th Century.

The house was significantly enlarged in brick during the Elizabethan period using limestone blocks, Tudor bricks and other building materials, thought to have been salvaged from local religious ruins, including the nearby Blythburgh Priory, following its demolition during the dissolution of the monasteries. Evidence of which can be clearly seen in the thick walls now exposed internally.

The accommodation, extending to some 4,017 sq ft, currently offers three principal reception rooms with supporting service rooms to the rear and four first floor bedrooms and four attic rooms above.

OUTSIDE

The property is sheltered by neighbouring hedgerow and tree belts, with an area of rear garden suitable for the erection of a cart lodge (subject to planning), whilst to the front is a wide, south facing, lawned garden with a productive orchard plantation. In all the property extends to about half an acre.







LOCATION (IP19 9AA)

The property enjoys a tucked away rural setting surrounded by picturesque countryside on the edge of Bramfield. The nearby village has a local butchers, garage and store, together with the well reputed dining pub 'The Queens Head', and lies just 3 miles south of Halesworth, which provides a range of shopping and commercial facilities. The A12 and Darsham station (with regular branch line rail services to Saxmundham, Woodbridge and Ipswich) is just 4 miles to the east, beyond which is the stunning Suffolk Heritage Coast. The property benefits from access to an extensive network of permissive field margin paths through the surrounding farmland.

What3words: ///shadows.rocked.thumbnail

PROPERTY INFORMATION

Access: The property is approached via a right of way over the privately owned no through track lane.

Services: Mains electricity is connected via underground cabling. A new water supply will need to be connected from the mains at the head of the drive. Drainage is currently to a sceptic tank and purchasers may wish to install a modern private drainage system.

Mobile: Ofcom reports a good service from the main providers.

Broadband: Ofcom reports standard broadband is available at the property.

Council Tax: Band G. East Suffolk District Council.

Tenure: Freehold with vacant possession at completion.

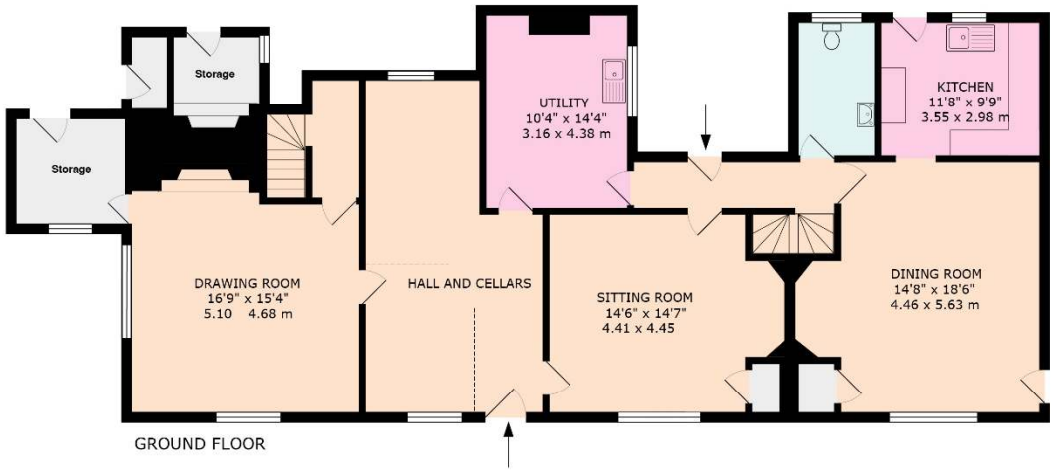
Viewings: All viewings by qualified, proceedable buyers are by appointment with Jackson-Stops. Tel. 01473 218218.

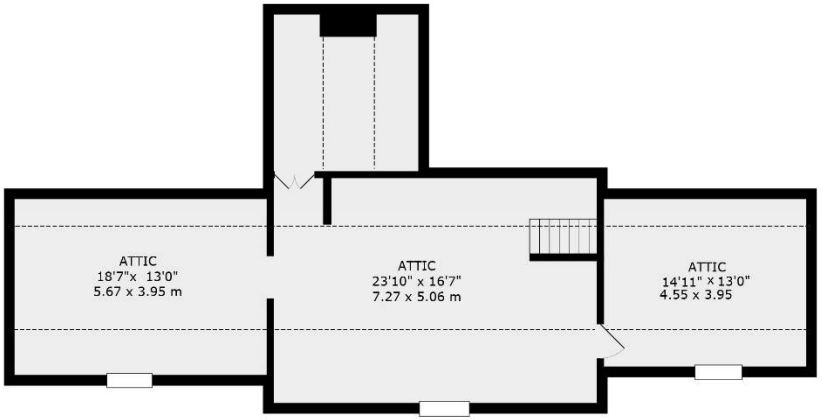
AGENT'S NOTE

As it stands, the property is unlikely to be mortgageable and interest is sought from purchasers with the available funds to purchase.

SHORTS FARMHOUSE, BRAMFIELD

Total Approximate Internal Area: 373m sq/ 4017 sq ft







SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

IPSWICH
01473 218 218
ipswich@jackson-stops.co.uk
jackson-stops.co.uk

OnTheMarket.com
rightmove
JACKSON-STOPS
PROPERTY EXPERTS SINCE 1910