



Station Cottages,  
Brampton, Beccles, Suffolk



MUSKER  
M<sup>C</sup>INTYRE  
ESTATE AGENTS



# Station Cottages, Brampton

## Accommodation comprises briefly:-

- Large Sitting Room with Log Burner
- Kitchen opening to Conservatory/Dining Room
- W.C.
- Ground Floor Bedroom with En-suite Shower Room/Utility
- Two further Double Bedrooms on the first floor and En-Suite Shower Room
- Good Sized garden of Approx. 1/4 acre
- Within a stones throw from the Railway Station
- Oil Central Heating & Solar Panels
- Double Glazed Throughout
- Driveway Parking



Escape to the country to this deceptively spacious Victorian cottage with the convenience of a railway station close-by! This charming cottage has been extended to provide a double reception room with a log burner and a kitchen which opens into a conservatory/dining room. There are three double bedrooms - one on the ground floor with patio doors opening onto the garden and an en-suite shower room, two on the first floor with another en-suite shower room. The property also benefits from oil central heating and double glazing.

The lovely mature gardens are found to the side of the property and are approximately 1/4 acre with attractive seating areas, lawned areas with a vegetable garden and established trees and shrubs, timber sheds, greenhouse, chicken enclosures and a parking area.





Brampton village is located approximately 4 miles north east of Halesworth, 5 miles south of Beccles and 5 miles north west of the popular coastal town of Southwold. The market towns of Halesworth and Beccles provide many independent shops, range of schools, public houses, restaurants, doctors, vets and a supermarkets. The train station provides services to both towns and to London Liverpool Street via Ipswich.



### Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

### Services

Oil fired central heating. Shared septic tank drainage, electricity and water connected.

Energy Rating:C

### Local Authority:

East Suffolk Council

Tax Band: B

Postcode: NR34 8EF

### Tenure

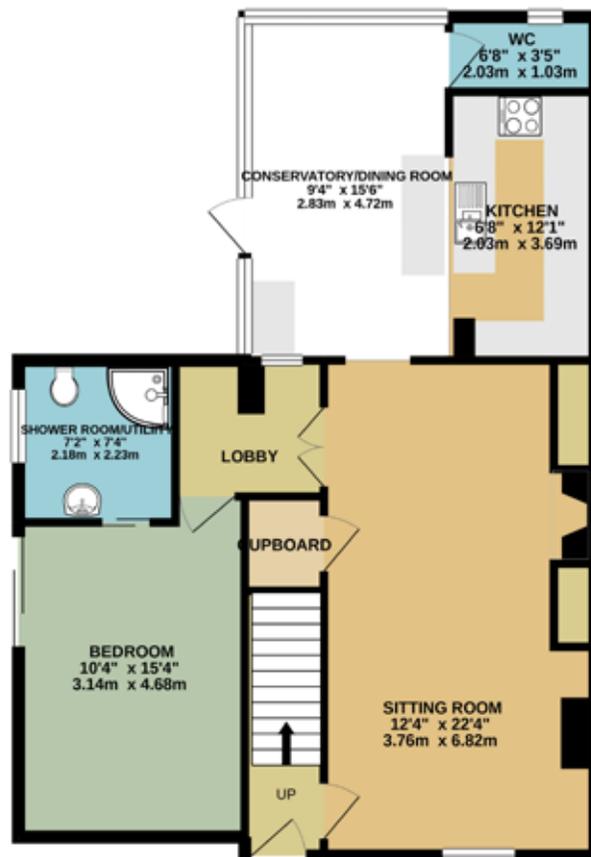
Vacant possession of the freehold will be given upon completion.

### Agents' Note

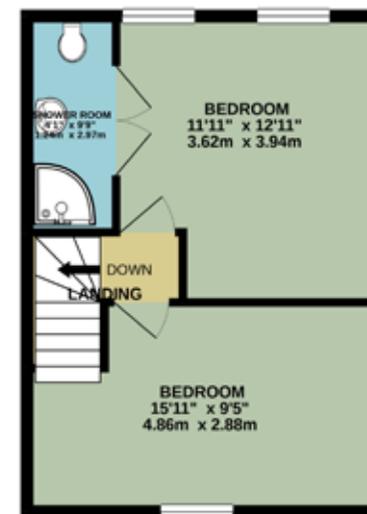
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

**Guide Price: £289,000**

GROUND FLOOR  
810 sq.ft. (75.3 sq.m.) approx.



1ST FLOOR  
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA: 1167 sq.ft. (108.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Memphis 6/2020

To arrange a viewing, please call 01986 888205

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB: 1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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