



CROWS NEST,
COTTAGE

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EDWARDS LANE BRAMFIELD, HALESWORTH, IP19 9AA



This beautifully presented four/five-bedroom period home is situated on a rural lane and offers a country cottage garden, off road parking and generous size reception rooms.

Stepping through the side entrance of the property, you are welcomed into the kitchen/ dining room. The handmade kitchen benefits from an integrated dishwasher as well as a useful pantry cupboard that adds further practicality and storage. The dining area flows seamlessly from the kitchen, enjoying dual-aspect views and the warmth of a charming wood burner with space for seating creating an ideal space for both everyday family meals and entertaining. Adjoining the kitchen is a practical utility room, complete with its own access to the garden, as well as a convenient shower room fitted with a shower, basin, and toilet. There is also space and plumbing for a washing machine, along with a tumble dryer and fridge freezer. The sitting room, a spacious and well-proportioned reception area, features a second wood burner as a central focal point and benefits from an additional built-in storage cupboard. From here, you are guided back towards the front hallway, which loops around to reconnect with the dining room, creating a natural and functional flow throughout the ground floor.

Ascending to the first floor, the master bedroom enjoys views across the front aspect, a built-in storage cupboard, and a stylish en-suite bathroom. The en-suite is a particular highlight, boasting a freestanding bath positioned to take in the rear outlook, alongside a separate shower, basin and toilet. The second bedroom is another generous double overlooking the front, while the third bedroom, currently used as a home office, is a versatile walk-through double with views over the rear garden—perfect as a study, dressing room, or walk-in wardrobe if desired. On the second floor, two further well-sized double bedrooms provide additional flexibility, making them ideal for family, guests, or hobby spaces.

Externally, the property offers a shingle driveway with off-road parking, complemented by a single garage currently utilised as a workshop. The gardens wrap around the home and have been lovingly landscaped by the current owners, offering a variety of distinct spaces to enjoy throughout the seasons. Several storage sheds add practicality, while a summer house extends the opportunity to relax and admire the garden even in the cooler months. Overall, this property is beautifully presented, quietly positioned along a peaceful country lane, and perfectly combines character, comfort, and versatility—making it an exceptional home for modern family living.

SERVICES: Mains water and electricity are connected to the property and drainage is via a private septic tank. Heating is provided by oil-fired radiators and two wood burners. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

TENURE - Freehold

LOCAL AUTHORITY: East Suffolk Council – Band D

EPC – F

VIEWING Strictly by appointment with the agent's Halesworth office. Please call 01986 872 553

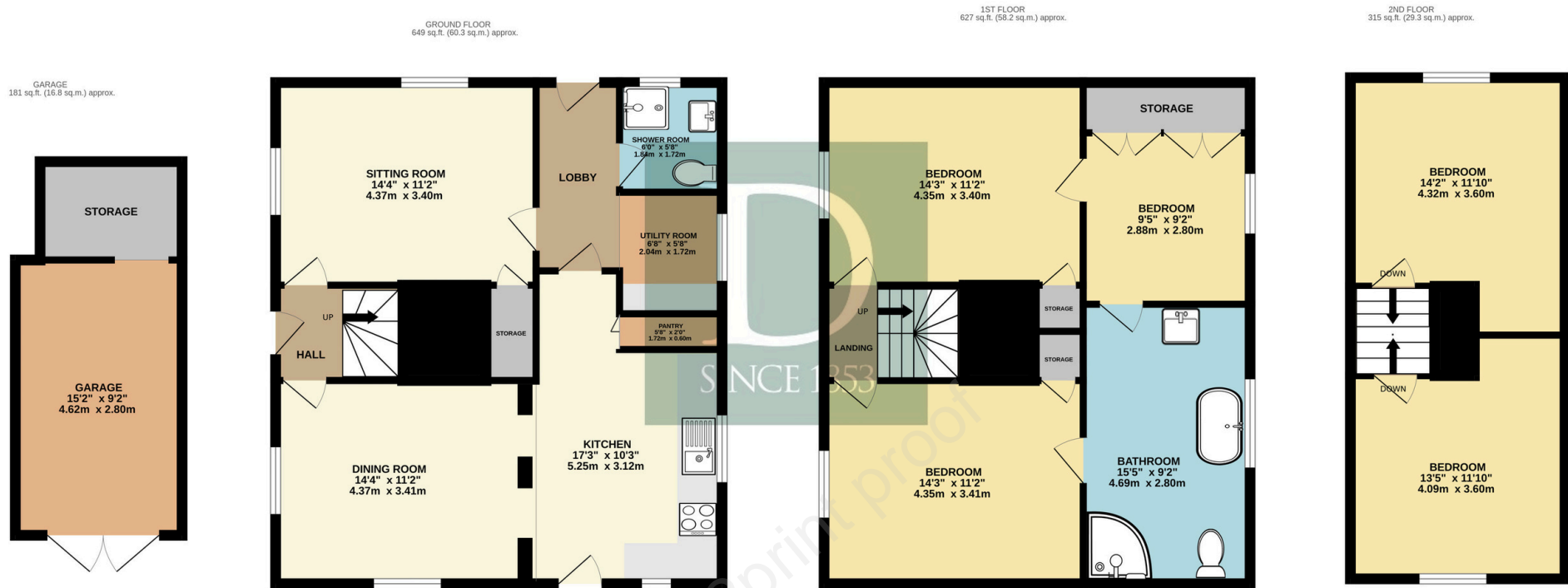








FLOOR PLAN



TOTAL FLOOR AREA: 1772 sq.ft. (164.7 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.
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CONTACT US

Durrants, 12 Thoroughfare,
 Halesworth, Suffolk, IP19 8AH

Tel : **01986 872553**

Email : halesworth@durrants.com