



Bramley House | 132-134 High Street | Needham Market | IP6 8DW

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Bramley House, 132-134 High Street, Needham Market, Suffolk, IP6 8DW

“A delightful Grade II Listed period residence standing proudly on Needham Market’s historic High Street offering a wealth of period features, attractive proportionate rear gardens & off-road parking.”

Description

A charming and characterful Grade II Listed residence standing proudly on Needham Market’s historic High Street and boasting a wealth of period features including exposed timbers, open fireplaces and box sash windows.

The property is offered in good condition having been well-maintained as well as being updated and extended during the current owner’s custody.

Other notable features include ample off-road parking and proportionate and attractive rear gardens incorporating a substantial outbuilding.

About the Area

Needham Market is a desirable small town situated in the heart of Mid Suffolk between the towns of Bury St Edmunds and Ipswich. There are a range of everyday amenities and individual shops including butcher, baker, tea shops/cafes, public houses, take-away restaurants, a post office and a Co-op supermarket. There is also a library, community centre, dentist and a good local primary school. Alder Carr Farm offers fresh farm food for sale and a restaurant.

Needham Market also has good transport links with bus and train services into Stowmarket and Ipswich, where there are mainline services to London Liverpool Street Station. A range of events are held throughout the year, including street fairs and raft racing at Needham Lake which is a Conservation Area with a number of countryside walks.

The nearby towns of Stowmarket, Bury St Edmunds and Ipswich provide further amenities, recreational and cultural facilities and a range of individual high street stores.



The accommodation in more detail comprises:

Front door to:

Reception Hall/Dining Room Approx 14'1 max x 10'10 (4.31m x 3.30m)

A welcoming and spacious entrance with door to secondary staircase, box sash window to front aspect, exposed beams, feature inset with inglenook fireplace, oak bressumer over and exposed red brick surround, linoleum flooring, door to storage cupboard and open-studwork to:

Kitchen Approx 10'9 x 9'2 (3.27m x 2.79m)

Bespoke fitted kitchen with a matching range of wall and base units with worktops over and inset with one and a half bowl sink, drainer and chrome mixer tap. Integrated appliances include dishwasher and bin store. Space for cooker, integrated plate rack, window to rear aspect, exposed timbers and opening to:

Utility Area

Space for white goods, space for American style fridge/freezer, housing

for Worcester gas-fired boiler, exposed timber studwork, hanging space for crockery, built-in storage cupboard and open-studwork to:

Rear Hall

Door to cellar and doors to:

Cloakroom

White suite comprising w.c, hand wash basin with tiled splash back, tiled flooring and stained glass window to side aspect.

Study/Music Room Approx 10'8 x 7'11 (3.26m x 2.42m)

Ideal for a variety of uses, brick flooring and part-bay window to rear aspect with charming views of the rear garden.

Sitting Room Approx 24'9 x 11'6 (7.54m x 3.51m)

An impressive and generous space with two box sash windows to front aspect, both of which have secondary glazing, feature inset with fireplace on a tiled hearth with brick surround, exposed timbers, secondary feature fireplace with inset wood burning stove on a tiled hearth with brick surround, hardwood flooring, primary



staircase rising to the first floor and secondary front door to street.

Orangery/Garden Room Approx 14' max x 12'8 (4.27m max x 3.85m)

A more recent addition to the property having been added by the current owners and finished to a high standard as well as benefiting from French doors to rear and constructed on a brick plinth. Windows on three sides, notable lantern offering a great amount of natural light, underfloor heating, spotlights and viewing chamber down to cellar.

Cellar Approx 10'3 x 7'11 (3.13m x 2.42m)

The cellar has power and light and is ideal for a variety of uses and boasting an attractive brick floor.

First Landing

Accessed from sitting room stairs. Cupboard housing fuse board, window to rear aspect and doors to:

Master Bedroom Approx 13'9 x 11'8 (4.18m x 3.56m)

Double room with box sash window to front aspect, secondary glazing, exposed red brick chimney breast and door to:

En-Suite Cloakroom

White suite comprising w.c, corner hand wash basin, tiled splash back, spotlight and extractor.

Bedroom Two Approx 11'2 x 10'8 (3.41m x 3.26m)

Double room with box sash window to front aspect with secondary glazing, exposed red brick chimney breast and inset with fireplace.

Bedroom Four Approx 10'8 max x 8'4 (3.26m max x 2.53m)

Window to rear aspect, built-in shelving and built-in wardrobe.

Family Bathroom

Split-level white suite incorporating w.c, double width hand wash basin on a vanity unit, roll-top bath, tiled shower cubicle, exposed timbers, access to loft, spotlight and door to:

Bedroom Three Approx 13'8 x 10'3 (4.16m x 3.12m)

Double room with exposed timbers, box sash window to front aspect, staircase down to reception hall/dining room and exposed red brick chimney breast.

Outside

This pretty and imposing house stands proudly on Needham Market's historic High Street and is predominantly of timber framed construction yet enjoying a striking red brick frontage. To the rear are predominantly lawned and attractive gardens with a terrace abutting the rear of the property. Incorporated within the grounds is a substantial timber store ideal for a variety of uses. The grounds are well-stocked with an extensive range of flower



and shrub borders as well as specimen trees. Nearby the rear of the property is an external brick-built store. A rear gate towards the foot of the garden leads to a parking area, behind a brick wall, providing ample off-road parking, which will be improved by the developer for the Victoria Gardens site behind, as per an agreement. This area can be accessed by car from Victoria Gardens.

In the meantime, while this area is under construction, the location of the parking has been moved, and an area has been designated via an agreement with the owner of the Victoria Gardens development, for approximately two vehicles. This can be accessed via the pedestrian pathway and through a gate to an area beyond the properties behind.

Local Authority
Mid Suffolk District Council

Council Tax Band – D

Services
Mains water, drainage and electricity. Gas fired-heating.

Agents Notes

- We understand the property is located within a Conservation Area.
- We understand the property is Grade II Listed.

15/01/2024, 23:54

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)		
132-134 High Street Needham Market IP53WCH IP6 8DW	Energy rating D	Valid until: 14 January 2034 Certificate number: 5511-7134-0002-0599-9406

Property type	Mid-terrace house
Total floor area	159 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

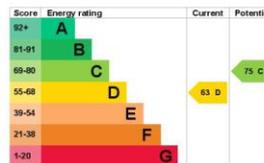
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

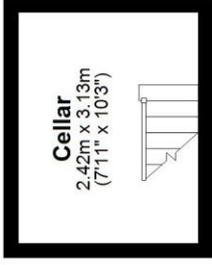






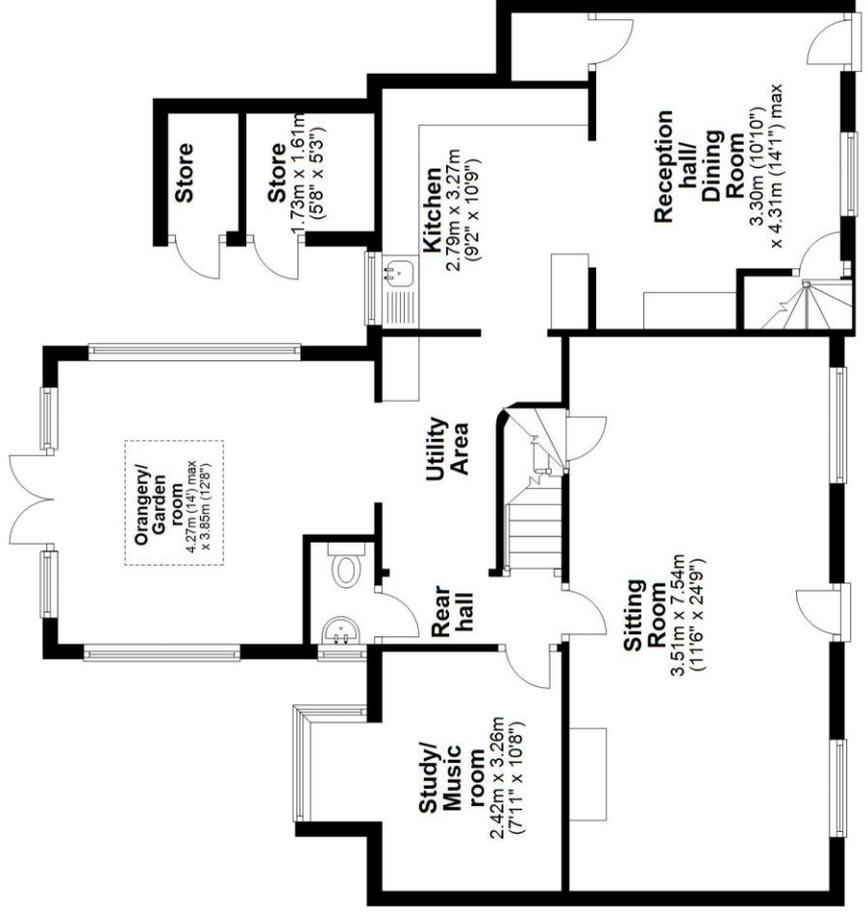
Cellar

Approx. 7.6 sq. metres (81.7 sq. feet)



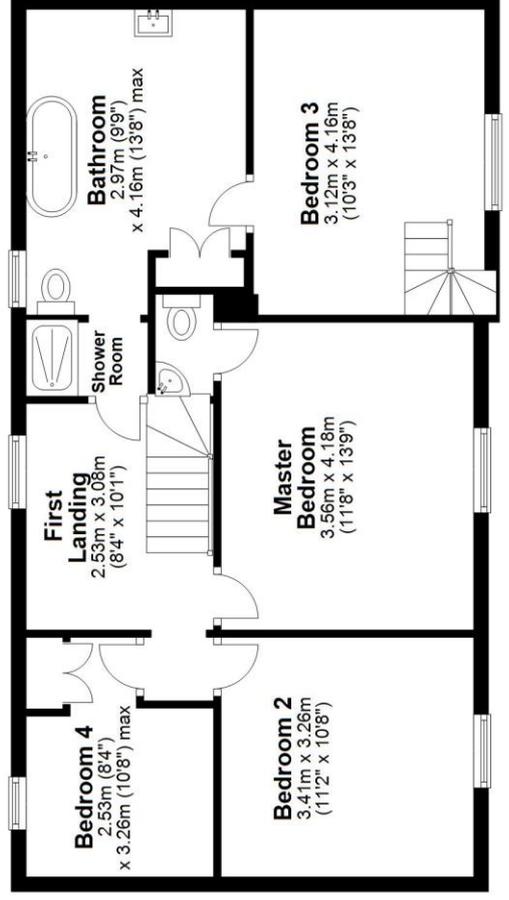
Ground Floor

Approx. 93.8 sq. metres (1009.2 sq. feet)



First Floor

Approx. 72.4 sq. metres (779.8 sq. feet)



Total area: approx. 173.8 sq. metres (1870.7 sq. feet)



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