



1 The Street
Brome
Suffolk
IP23 8AE

Guide Price: £470,000





- 4 double bedroom part thatched Grade II listed house
- Master bedroom - ensuite with roll top bath
- Garage and driveway
- Outbuildings with power
- No onward chain
- Plot 0.26 acre

Location

Brome is a small village with a good vibrant community centred around the Village Hall, which hosts social and annual events including a Summer Fete, and has a community bar which is open weekly. The locally renowned Oaksmere, an independent restaurant and pub, is a 5-minute drive away, as is the A140 into Norwich to the north and Ipswich to south. Schooling for all ages is available in Eye which also offers local shops and amenities. The nearest local town of Diss is on the mainline to London Liverpool Street in around 90 minutes.





Property

Number 1 The Street started life in the early 17th century as The Buck public house and over the years has been transformed into firstly 3 cottages and now 2. It is timber framed with a partly thatched roof, thatch at the front and traditional pantiles at the back. The thatch was redone approximately 20 years ago with water reed and has a life span of 80 years. The ridge was re-thatched 2016.

Internally the property offers a sociable kitchen with a range of units, single oven and ceramic hob and room for a table and chairs. The large heavily beamed sitting room with good ceiling height has a recently fitted wood burner and flue. On the first floor are 3 double bedrooms and the family shower room. The attic has been cleverly and sympathetically converted to provide a master bedroom with ensuite bathroom to include a roll top bath.

This building is Grade II listed for its special architectural or historic interest.

Outside

The garden is a delight, a pretty planted patio area is just outside the kitchen with the rest of the garden mainly laid to lawn.

Two outbuilding, one brick and rendered and currently used as a utility room is closer to the house and an insulated, heated and double glazed Summer House with power is situated at the end of the garden and lends itself to a variety of uses, home office, hobby room, gym etc. a useful steel clad store is attached. A single garage with electric roller shutter door and driveway to the side of the property. In all 1 The Street, Brome sits in a plot of 0.26 acre.

Services

Mains electricity, water and drainage are connected. Oil central heating.

How to get there:

What3words: ///gearing.panther.regularly

Viewing

Strictly by appointment with TW Gaze

Tenure: Freehold

Council Tax Band: C

Ref: 2/19566/CC

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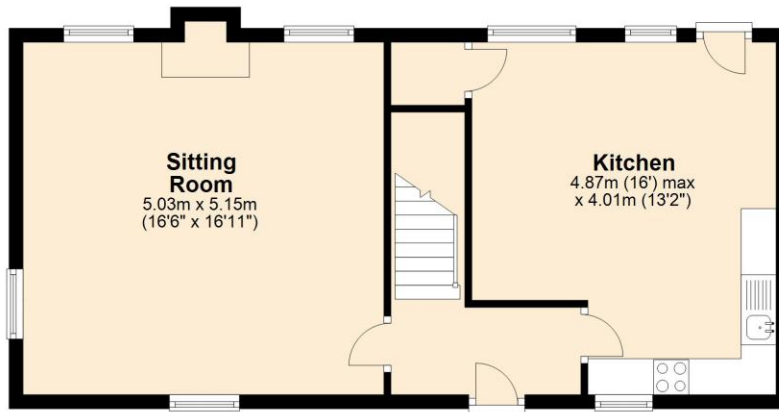
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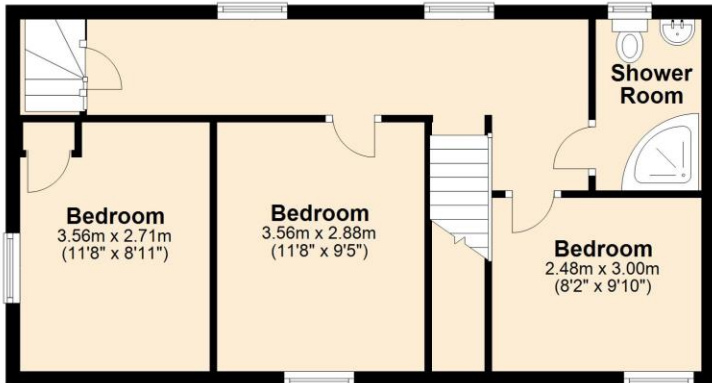
Ground Floor

Approx. 54.0 sq. metres (581.7 sq. feet)



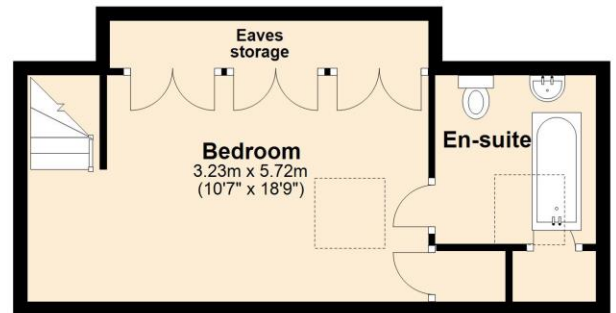
First Floor

Approx. 48.9 sq. metres (526.7 sq. feet)



Second Floor

Approx. 29.7 sq. metres (320.1 sq. feet)



Total area: approx. 132.7 sq. metres (1428.5 sq. feet)

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