



Vyne Cottage, Bruisyard, Saxmundham, Suffolk

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# Vyne Cottage Church Road Bruisyard Saxmundham Suffolk IP17 2EG

A charming, detached country cottage with useful outbuilding and views over glorious Suffolk countryside.

Rendham 2.2 miles, Peasenhall 3 miles, Framlingham 4.5 miles, Saxmundham railway station 4.7 miles (branch line trains to London Liverpool Street from 1hr 56min), Aldeburgh 12 miles, Ipswich 21.6 miles

Reception hall | Drawing room | Dining room  
Kitchen/breakfast room | Utility | Boot room  
Cloakroom | Workshop | Principal bedroom with en suite shower room | 3 Further bedrooms  
Family bathroom | Garage | Studio with cloakroom | Garden | EPC rating F

## The property

With its red brick and characterful elevations, Vyne Cottage offers a wealth of period charm with features including exposed timbers and inglenook fireplaces. On the ground floor, there are two reception rooms to either side of the reception hall, with the drawing room providing a welcoming space for relaxing and a formal dining room offering a setting to host family and friends. The kitchen/breakfast room has terracotta tiling to the floor, wall and case level cabinetry and is centred around an emerald green Aga stove with complementary tiled splashback. Ancillary space is provided by a utility and boot room where outdoor wear can be cast off and stored.

Elevated views over the surrounding landscape can be enjoyed on the first floor, where a length of landing gives access to the four bedrooms and the family bathroom. The principal bedroom

benefits from fitted wardrobe storage and an en suite shower room.

## Outside

A natural boundary of hedging fronts the lane, with a pedestrian gate opening to a pathway leading to the house. To the side there is vehicular access onto a driveway, providing parking and access to the garage outbuilding. The outbuilding provides options for supplemental accommodation; comprising a garage with a butlers sink and an adjoining studio with a cloakroom.

There are areas of lawn, paved terraces, planted beds and specimen trees in the wrap-around garden, where the views across to open countryside can be appreciated.

## Location

The property is situated in the tranquil rural village of Bruisyard close to the banks of the River Alde. Rendham to the south offers a popular public house, the White Horse, and a village hall which hosts regular events, whilst Peasenhall to the north provides a selection of shops and cafes. The market town of Saxmundham has a good range of shopping options, including Waitrose and Tesco supermarkets, and a railway station with connecting trains to London Liverpool Street via Ipswich station.

Road-users have easy access to the A12 which links to the major road networks and the Heritage Coast is approximately 12 miles distant, with the popular coastal towns of Southwold, Aldeburgh, Thorpeness and Orford. Well-regarded schooling in the vicinity includes Framlingham College and Prep, Woodbridge School and Prep, Ipswich School and Ipswich High School. The county town of Ipswich offers a comprehensive range of shopping, cultural and leisure amenities, including the Ipswich Waterfront and Marina, and ferries to the continent are available from Harwich.

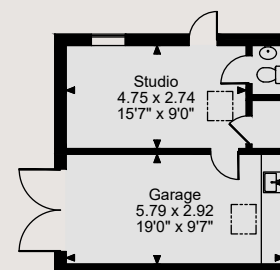
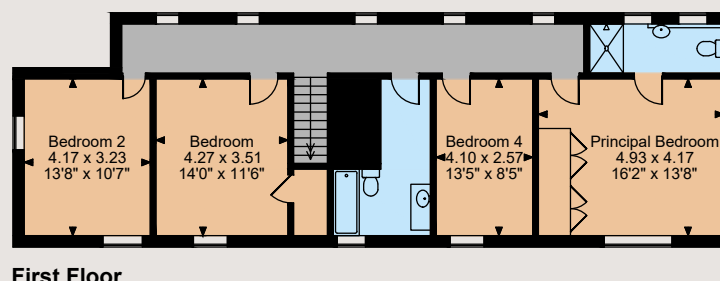
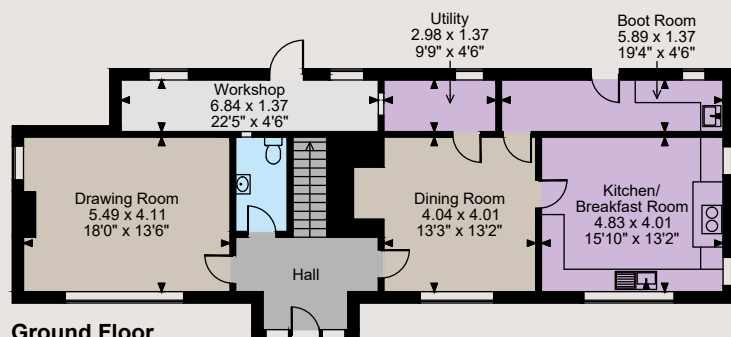








Floorplans  
Main House internal area 2,058 sq ft (191 sq m)  
Outbuilding internal area 461 sq ft (25 sq m)  
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.  
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## Directions

From the A12 to the west of Saxmunham, take the turning at the signpost for Rendham/B1119. On the left-hand bend, take the right turn, beside The White Horse public house, to join Bruisyard Road which links to Rendham Road. At the junction, turn right onto The Street and left at the village triangle. Follow the road for approximately 0.5 mile and take the left turn to join Church Road where the property is on the right.

## General

**Local Authority:** East Suffolk Council

**Services:** Oil fired central heating. Private drainage which does not comply. Mains water and electricity.

**Council Tax:** Band F

**Tenure:** Freehold

**Guide Price:** OIEO £595,000

## Suffolk

The Stables, Wherstead Park, Ipswich, Suffolk IP9 2BJ

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