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1 Bank Buildings, Station Road, Sudbury, Suffolk, CO10 2SP
Tel: 01787 311140 Fax: 01787 313150
www.sbsurveyors.co.uk

FOR SALE



**PAPER MILL FARM
PAPER MILL LANE
BRAMFORD
IPSWICH**

For sale by informal tender

Introduction

Paper Mill Farm comprises an unmodernised farmhouse with substantial character, adjoining agricultural buildings and with garden area, amenity land and agricultural paddocks suitable for equestrian use. The whole area extending to 6.3 acres or thereabouts is situated in a superb position on the edge of the Gipping Valley in the Parish of Bramford. The house overlooks the River Gipping and the valley floor and has many appealing features and the property has considerable potential.

Nevertheless, the property will only appeal to those with a sense of adventure and a determination to maximise its potential. The property is close to the Rushbrooks Mill development which is nearing completion and which provides a further pleasant traditional backdrop to the field and evidences the improving area.

Paper Mill Lane is well placed both for access into Ipswich, being situated some three miles from the town. The village of Bramford is approximately one mile away and access to the A14 trunk road approximately one mile away making the property well located for local services and facilities yet in an area which is predominantly rural.

Particulars

Ground Floor

Entrance Hall

Traditional timbered door with nine panels with porch externally which leads into the hall with overall dimensions 1.78 metres x 4.02 metres (5 ft 10 ins x 13 ft 2 ins), including staircase leading to first floor.

Door to right leading to **Family Room**.

4.01 metres x 4.82 metres (13 ft 2 ins x 15 ft 10 ins) with Portland stone fireplace and window to south elevation overlooking the lawn (Note: showing damp)

WC

Access from the Hall with maximum dimensions 1.74 metres x 0.8 metres (5 ft 8 ins x 2 ft 8 ins). WC and washbasin with window to covered storage area.

Living/Dining Room

Maximum overall dimensions 5.89 metres x 5.08 metres (19 ft 4 ins x 16 ft 8 ins) including area with fire hearth and adjoining seating area. The corner of the room is boxed off with access to the cellar and covering a maximum area of 1.16 metres x 2.2 metres (3 ft 10 ins x 7 ft 3 ins). The wall to the fireplace has been clad in Portland stone and a substantial opening provides opportunity to create a significant focal feature for the room. The floor to the room has been boarded with reclaimed quality timber. The area adjoining the window comprising approximately 2 metres x 3.6 metres (6 ft 7 ins x 11 ft 10 ins) is raised a few inches over the cellar area and has standard floorboarding. This differentiates the dining area from the main living area itself.

Access to

Kitchen

Maximum length 5.71 metres (18 ft 9 ins) with a pantry in the corner of the room of dimensions 1.82 metres x 1.86 metres (6 ft x 6 ft 1 ins). The room width increases from 3.37 metres (11 ft 1 ins) to 3.85 metres (12 ft 7 ins) plus the pantry, and there is a cupboard situated off the kitchen with dimensions 0.46 metres x 0.74 metres (1 ft 6 ins x 2 ft 5 ins) past the fireplace. The kitchen benefits from a 2 oven Aga and fitted wooden fronted kitchen units.

Access to

Covered Storage Area and steps down to rear yard.

Covered storage area 1.69 metres wide x 3.37 metres (5 ft 6 ins x 11 ft 1 ins) and providing access to:-

Workshop

Dimensions 3.99 metres x 3.25 metres (13 ft 1 ins x 10 ft 8 ins).

The covered storage area and workshop could easily be incorporated into the house to provide additional accommodation to extend the property's versatility, subject to any necessary consents.

Proceeding from the Hall up the stairs to the

First Floor

Landing with access corridor to bedrooms.

Bedroom 1

Overall dimensions 5.17 metres x 4.13 metres (16 ft 11 ins x 13 ft 6 ins) with fitted wardrobes of overall dimensions 0.69 metres x 2.68 metres (2 ft 3 ins x 8 ft 9 ins). Second access door to bathroom over staircase and hall.

Bathroom

1.56 metres x 2.60 metres (5 ft 1 ins x 8 ft 6 ins) with bath, wash basin and WC with window to south elevation and second sliding door access on to landing.

Bedroom 2

3.32 metres x 4.02 metres (10 ft 11 ins x 13 ft 2 ins) with window to south elevation and wash basin.

Bedroom 3

2.79 metres x 3.99 metres (9 ft 2 ins x 13 ft 1 ins) with window to west elevation.

Cupboard access from landing – 1.78 metres x 1.08 metres (5 ft 10 ins x 3 ft 6 ins).

Bedroom 4

3.74 metres x 2.64 metres (12 ft 3 ins x 8 ft 8 ins) but extending 4.88 metres x 3.97 metres (16 ft x 13 ft). This room has limited height at the edges of the room formed by the eaves to the house. The chimney from the Aga passes through this room and there is access to an eaves cupboard of maximum

dimensions 1.33 metres x 4.88 metres (4 ft 4 ins x 16 ft) and a separate cupboard incorporating the hot water tank also accessed from the room. The room includes a wealth of revealed timbers.

Outside

Proceeding to the rear of the property the large concrete yard area provides access to a cart lodge with potential for creating 3 covered parking spaces subject to modification and improvement.

There is a main barn the dimensions of which are 15.97 metres x 5.57 metres (52ft 4ins x 18 ft 3 ins) (and with workshop of dimensions 4.0 metres x 7.0 metres (13 ft 2 ins x 23 ft) attached which incorporates an inspection pit. There is a separate building with covered dimensions of 11.3 metres x 4.9 metres (37ft x 16 ft 1 ins). There is a further building with dimensions 9.0 metres x 5.5 metres (29ft 6ins x 18 ft 1 ins) and attached store of 3.49 metres x 1.73 metres (11 ft 5 ins x 5 ft 8 ins). The attached store has a collapsing roof and there is some damage to the concrete block constructed building adjoining this.

The garden is laid out with flower beds incorporating a hand pump over the well which is used to provide water for the garden and is understood still to be functional.

The area beyond the garden to the property has been left in an unmaintained state with rough grass and bare ground but could easily be converted to further paddock or additional landscaped garden.

In addition to the main access there is a separate gate beside the main barn. This provides access on to the lane which passes by the buildings and then to the main road and is over Paper Mill Farm land. There are rights of access over this track to other properties. There is then a grass paddock which could easily be fenced to provide accommodation for horses which could be housed within the buildings on the property. The buildings also have potential for other uses subject to the necessary planning consents.

The property benefits from septic tank drainage, electricity and water connection as well as telephone.

Prospective purchasers should note that the house immediately adjoins the lane and requires some new plumbing, rewiring and damp treatment in addition to decorative and general updating around the existing period features. Interested parties also need to be aware that the property immediately adjoins an operational landfill area. This is due to be in operation until 2014 after which the site will be restored to an environmental area. Interested parties should also note the proximity of overhead services.



This property presents a challenging yet fascinating opportunity for prospective purchasers with its location and extent offering scope for substantial increases in value in the long term as the Paper Mill Lane area improves and develops further.



METHOD OF SALE

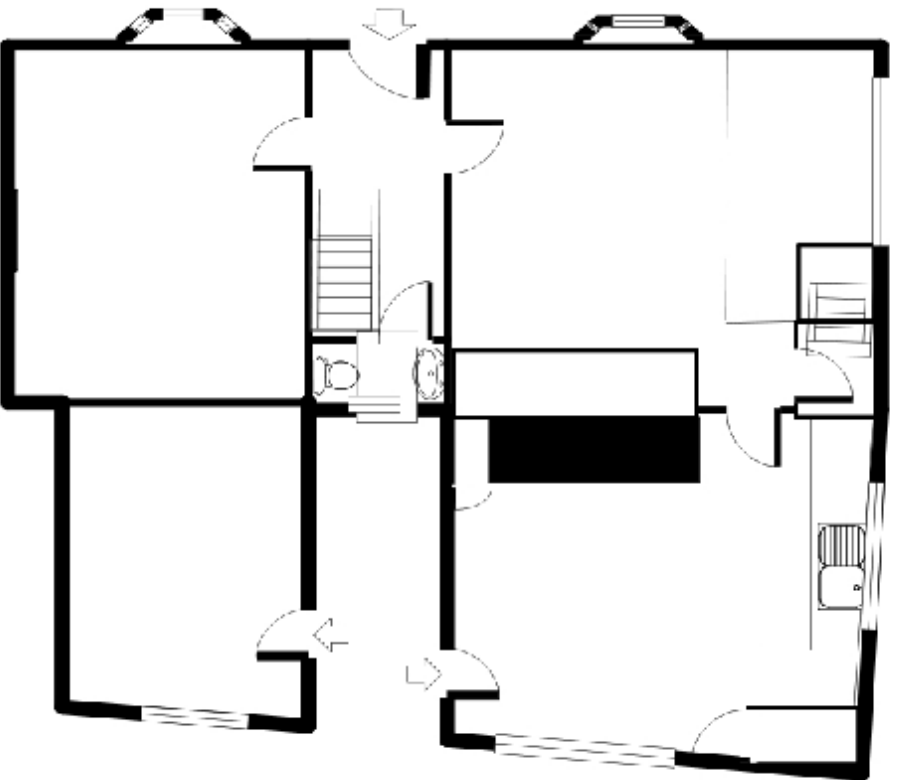
The property presents an unusual and exciting challenge in the present market and it is therefore intended to seek informal tenders for the sale of the property once the initial expressions of interest in the property have been assessed. If you wish to consider making an offer for the property you are strongly encouraged to contact the agents to arrange a viewing as soon as possible and to register your interest in receiving tender documentation for the property.

IMPORTANT NOTES CONCERNING THESE PARTICULARS

1. Viewing is strictly by appointment only and please make all appointments for viewing through this office
2. These particulars do not constitute part of an offer or contract and neither SB Surveyors nor the vendor give or make any warranty or representation of any kind in respect of this property. Whilst care has been taken to prepare these particulars taking into account information available at the time, they should not be relied on as statements of fact.
3. Areas, measurements or distances are given as a guide only and purchasers should not rely on the accuracy of these as no survey has been undertaken and no appliances or fittings tested. references to condition and necessary permissions for use and occupation and other details are given in good faith but should not be relied upon.
4. No person employed by SB Surveyors has any authority to make any representation or warranty in respect of the property nor to enter into any contract either on behalf of SB Surveyors or the vendor.
5. Floorplan - Whilst care has been taken to check measurements on site and illustrate these within the floorplan, the floorplan is included as a general indication of the layout of the property only and is only intended to assist familiarisation. No reliance should be placed upon this and reference should be made to room measurements detailed above. In particular, door and window locations and sizes and direction of door hanging may vary from those at the property as these have not been measured and are illustrative only. Not to scale
6. Unless otherwise stated we have not tested any of the equipment, appliances or services to this property nor do we have knowledge of any defects.
7. Potential purchasers are strongly advised to commission their own investigations into the general condition and all other matters of importance concerning this property. No responsibility can be accepted for any costs incurred by an intending purchaser in inspecting properties which have been sold or withdrawn.
8. For further information please contact Chris Storey at Sudbury Tel 01787 311140



Paper Mill Farm, Bramford



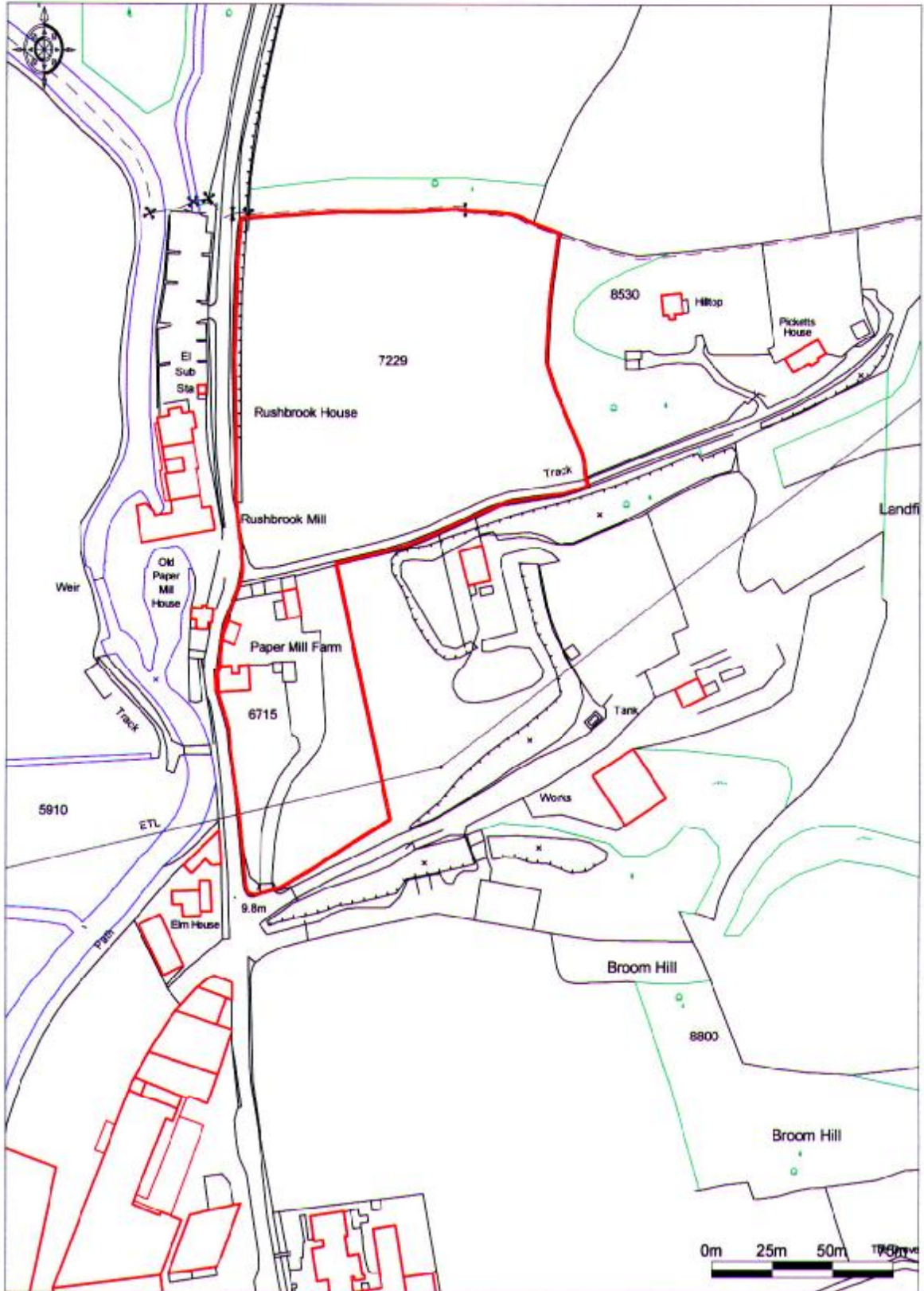
Ground Floor



First Floor



PAPERMILL FARM, BRAMFORD



Ordnance Survey

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