

INIGO



River Hill

BRAMFORD, SUFFOLK

£875,000 FREEHOLD

Built in the 1840's as a hunting lodge, this Victorian house is located in the delightful village of Bramford, Suffolk. River Hill has been carefully restored by the current owners, who have effortlessly married old and new across its 2,500 sq ft of space. Though an abundance of tall windows ensures brightness is dispersed throughout, a two-storey turret with a series of pointed arched sashes creates an especially dazzling play of light and shadows throughout the day. A generous garden unfolds at the rear of the house; here, a studio with a newly fitted kitchen and bathroom can be found. River Hill lies a 10-minute drive from Ipswich, where trains run to London Liverpool Street in approximately 68 minutes.

Setting the Scene

Bramford has been an agricultural community since it was recorded in the Domesday book as "Brunfort" or "Branfort". Its storied history includes the River Gipping, which flows along the bottom of the village and was a busy waterway in the 19th century, carrying goods from Ipswich to Stowmarket.

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A picture of Victorian proportions, River Hill has toweringly high ceilings and wide, generously sized living and sleeping spaces. Period features have been brilliantly retained, including cornicing, restored floorboards and a stained-glass window that casts a dappled red, light and blue light across the stairwell. The current owners have paired the home's 19th-century charm with a series of contemporary interventions that make use of soft, gentle colours and high-quality materials.

The Grand Tour

Mature garden and grounds encase River Hill's red-brick façade, where its striking turret comes into view. There is a driveway in the front of the house, with space to park five cars. A mature copper beech tree here hints to the foliage-filled garden tucked at the rear.

The front door opens into a central hallway, where the house's double-fronted layout offers two distinct areas for relaxation. To the right is the drawing room, where a turret – currently configured with an informal dining table – is beautifully lit by 12 ft-tall shuttered windows that provide beautiful garden views. Sympathetically restored original floorboards run throughout and a marble fireplace housing a cast-iron log burner surround adds a compelling focal point. A sitting room lies on the left side of the plan, with an additional wood-burning stove and a towering window that reaches up to the room's tall ceilings.

The kitchen, which was rewired in 2017, lies to the rear of the plan. Dark-painted panelling runs along the walls, seamlessly blending into units and glass-fronted cabinetry. Quartz countertops elegantly offset the darker hues and provide plenty of preparation space. Integrated within the cabinetry are Fisher and Paykel appliances, including a drawer dishwasher and a fridge-freezer. An island has been arranged centrally, with an overhang that doubles-up a breakfast bar. Access to the cellar is granted from this room, and there is a neat WC off a corridor beyond.

From here is the conservatory which, though currently arranged as a formal dining space, is wonderfully versatile. Its dark-painted frame adds a contemporary flair to the red-brick walls and red and black chequered tiles underfoot. Glazed doors open to the garden from here, allowing a seamless flow between inside and out during the warmer months.

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There are four bedrooms upstairs, all finished with a light palette that enhances the enchanting quality of natural light. The largest room has the second-storey section of the turret, where window seats have been romantically fitted. There is plenty of storage space here in built-in wardrobes. A second bedroom, also generously proportioned, has an en suite with a shower. The rest of the bedrooms are served by a family bathroom with a roll-top bath and brass fittings.

At the second floor, a spacious attic is a great space for storage, providing access to the flat roof and the top of the turret.

The separate studio building sits in the garden. It has been recently renovated and has a new kitchen, separate bathroom and underfloor heating. Bifold doors provide strong connections with the surrounding greenery.

The Great Outdoors

The house's sweeping gardens are a well-balanced mix of rolling lawns and considered planting. Mature trees, including ginkgo, sycamore and silver birch line the periphery, and there is plenty of evergreen shrubbery, including yew, that ensures year-round visual interest. As far as outdoor reclining is concerned, there is a terrace abutting the drawing room with plenty of room for seating.

There is a large area for off-street parking, including an EV charging point.

Out and About

Bramford is a picturesque village which is three miles outside of Ipswich. The River Gipping runs along the bottom of the village with riverside walks, woodland and a nature reserve. The village has two churches, a well-stocked village store as well as a cafe, restaurant and a primary school. Ipswich is under 10 minutes from Bramford by car. It has a theatre, many galleries and museums, and plentiful terrific restaurants, while Butterworth and Son and Applaud Coffee are great cafés, along with the waterfront The Grazing Sheep and Good Inside Social. The restaurants make the most of the abundant local fresh fish including the excellent Mariners Restaurant, The Forge Kitchen and Bistro on the Quay. It is also home to Dance East which hosts international performances as well as teaching dance to all ages.

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Slightly further afield, The Suffolk coast is noted both for its beauty and, increasingly, its cultural attractions, including Snape Maltings, which is an internationally regarded cultural centre, a mix of maltings and granaries dating from the mid-19th century, with several exhibitions occur here throughout the year. It also hosts Aldeburgh Festival, a 24-day event celebrating music & the arts, opera, comedy and film.

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Schools within the area are very well-regarded including Copdock and Bramford Primary Schools, Ipswich School, Debenham High School and The Meadows Montessori School.

Transport connections are very good, with Ipswich train station an 11-minute drive away, providing direct links to London Liverpool Street in 75 minutes, or a two-hour drive direct to central London. It is also just over an hour away by car to Norwich or Cambridge, and 30-minutes to Bury St Edmunds and Colchester.

Council Tax Band: E

INIGO



About

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.