

Brandon Cottage
Brandon | Suffolk | IP27 0HD

FINE & COUNTRY

# Brandon Cottage

An outstanding detached seven bedroom home set in 3.5 acres of formal gardens and woodland with indoor leisure facilities including pool, entertainment room and bar - adjoining Brandon Country Park and surrounding Thetford pine forests. Including a modern detached three-bedroom Guest House and benefitting from planning consent on part of the garden for six executive detached houses.














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# Step Inside

Brandon Cottage presents a truly rare opportunity to acquire a unique and historic residence situated adjacent to the picturesque Brandon Country Park, beyond which stretch the magnificent pine forests of Thetford Forest. Originally built around 1826 as the residence for the Brandon Park Estate Manager, his family and live-in staff, the property occupies an exceptional position steeped in local history. Although the precise age of the current dwelling is unknown, it is believed to have been rebuilt prior to the subdivision and auction of the Brandon Park Estate in 1921.

Today, Brandon Cottage offers an outstanding lifestyle opportunity, combining substantial and versatile accommodation with an impressive range of leisure facilities, all set within beautifully landscaped grounds extending to approximately 3.30 acres (subject to survey). A detached three-bedroom guest house provides excellent ancillary accommodation for visiting family and friends or the potential to generate an income as a holiday let or long-term letting opportunity. Complementing the residential accommodation is an exceptional array of leisure amenities including an indoor heated swimming pool, gymnasium, hot tub, bar and games room, creating an enviable environment for both relaxation and entertaining.

Adding further appeal, planning permission has been granted for the construction of six substantial detached dwellings within the grounds, creating the potential for an exclusive gated woodland development. Full details are available upon request.

Without doubt, Brandon Cottage is an exceptional home of character and distinction, offering a unique combination of history, privacy and lifestyle.

Brandon Cottage provides extensive and highly adaptable accommodation ideally suited to modern family living. The principal residence offers a wonderful balance of character and practicality, with generous living spaces designed to accommodate both everyday family life and larger-scale entertaining.

The property's versatile layout is complemented by an outstanding collection of leisure facilities, including a gym, indoor heated swimming pool, hot tub, studio, bar and games room, creating a private retreat that can be enjoyed throughout the year.













# Step Outside

The property occupies a secluded and private setting within approximately 3.30 acres of landscaped gardens and grounds (subject to survey). Sweeping lawns blend seamlessly with areas of mature woodland, creating a tranquil and picturesque environment that offers privacy and a strong connection to the surrounding countryside.

The grounds provide an ideal backdrop for outdoor entertaining, recreation and relaxation, while the property's proximity to Brandon Country Park and Thetford Forest further enhances its appeal for those who enjoy outdoor pursuits coupled, of course, with the convenience of the town's day to day amenities.

In addition to its existing amenities, the property benefits from planning consent for six detached executive homes, offering significant future development potential within a carefully designed woodland setting.





# Location

The historic Brandon Park Estate was established by Edward Bliss from 1820 on what was originally heathland. A passionate arboriculturist, Bliss oversaw the planting of more than six million trees from around the world across the 1,800-acre estate, creating a remarkable landscape that remains a haven for wildlife today. Much of the estate survives and now incorporates visitor attractions, woodland trails, a tearoom and a variety of seasonal events. At its heart stands Brandon Park House, an impressive Grade II Listed Regency mansion, now a private nursing home.

Brandon offers excellent transport connections, including direct rail services to both Cambridge and Norwich, together with regular bus routes serving Bury St Edmunds and the surrounding area.



Ground Floor



Floor 1

Approximate total area(1)

8342.34 ft²

775.03 m²

Reduced headroom

17.15 ft²

1.59 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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## SERVICES

- All Mains Services Are Connected.
- Mains Drainage
- Gas Central Heating
- Council Tax Bands (H & B)
- EPC Ratings (D & B)




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The Property Ombudsman

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