



Cratfield Road, Fressingfield, Eye, IP21 5QD

Guide Price £575,000 - £600,000

Being flooded in a wealth of character and charm, this four bedroom barn conversion is presented in immaculate decorative order benefiting from a log cabin, south westerly facing gardens and rural views.

- Character & charm
- High specification
- Field views
- South westerly facing gardens
- Log cabin & summer house
- Council Tax Band E
- Freehold
- Energy Efficiency Rating C.



Property Description

Situation

The traditional and sought after village of Fressingfield offers a beautiful assortment of many period and modern properties surrounded by idyllic rural countryside on the north Suffolk borders and lying some twelve miles to the east of Diss and just four miles to the south of Harleston, (both being established market towns offering a variety and extensive range of many day to day amenities and facilities, with Diss having the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich. The village still retains a strong and active local community helped by retaining a good niche infrastructure with the benefit of a public house/restaurant, well stocked shop, primary school, doctor's surgery and even sports club.

Description

The property comprises a four bedroom barn conversion originating back to the 1750 having been fully converted in 2009, whilst retaining many original features being finished and presented to a high specification. Benefitting from wooden double glazed windows and doors whilst being heated by an oil fired central heating boiler via radiators with underfloor heating at ground floor level, offering light and spacious accommodation at both ground and first floor levels in the regions of 1,900 sq ft.

Externally

The property is set upon a country lane being approached via a shingle driveway giving off-road parking for multiple vehicles. The main gardens lie to the rear of the property enjoying a south westerly aspect being of a generous size predominantly laid to lawn with patio area creating excellent space for alfresco dining. Walk through storage shed, large log cabin and summer house along with hot tub (summer house and studio both having power connected) offering space for working from home with beautiful rural views beyond.

The rooms are as follows:

ENTRANCE HALL: 7' 6" x 6' 8" (2.30m x 2.04m) A spacious first impression giving access to wc and reception room one.

WC: 2' 0" x 6' 3" (0.62m x 1.92m) With window to side comprising low level wc and hand wash basin over vanity unit. Tiled splashbacks.

RECEPTION ROOM ONE: 30' 1" x 18' 2" (9.19m x 5.56m)

Double aspect to side and rear being a most spacious reception room being the hub of the home flooded by character and charm with exposed timbers and beams. Large dining and sitting area, boiler room to side, two staircases rising to first floor level, access to reception room two and opening to kitchen.

RECEPTION ROOM TWO: 17' 1" x 17' 8" (5.23m x 5.41m) With three windows to rear, a large lounge area lending itself for a number of different purposes, exposed timbers and beams and views over rear gardens.

KITCHEN: 12' 7" x 14' 0" (3.84m x 4.27m) Windows to both sides, the kitchen offers an extensive range of wall and floor units, oak work surfaces, Stoves oven with five ring induction hob, sink with drainer and mixer tap, integrated white goods, island with quartz surface, external door leading to rear gardens and access to bedroom four and wet room.

BEDROOM FOUR: 9' 2" x 14' 0" (2.81m x 4.28m) With window to side lending itself for potential study space having fitted storage.

WET ROOM: 5' 10" x 8' 7" (1.79m x 2.63m) With window to side comprising shower, low level wc and hand wash basin over vanity unit. Fully tiled.

FIRST FLOOR LEVEL:

BEDROOM ONE: 14' 5" x 17' 2" (4.41m x 5.24m) Double aspect to side and rear being a spacious master bedroom with exposed timbers and beams and walk-in wardrobe.

BATHROOM: 6' 1" x 4' 10" (1.87m x 1.48m) With window to front comprising corner shower cubicle, low level wc, hand wash basin over vanity unit.

BEDROOM TWO: 10' 0" x 10' 4" (3.07m x 3.16m) With window to rear being a double bedroom having walk-in wardrobes measuring 7' 0" x 2' 8" (2.13m x 0.81m), exposed timbers and beams.

BEDROOM THREE: 8' 5" x 10' 5" (2.57m x 3.18m) Double aspect to side and rear being a double bedroom with exposed timbers and beams.

BATHROOM: 5' 3" x 5' 10" (1.62m x 1.80m) With window to front, a 'quirky' room comprising bath, low level wc, hand wash basin over vanity units. Tiled splashbacks. Exposed timbers and beams.

VIEWINGS: Strictly by appointment with Whittleby Parish Estate Agents, please contact a member of the sales team at our Diss office on 01379 640808.

OUR REF: 8185



Viewing Arrangements

Strictly by appointment

Contact Details

4-6 Market Hill

Diss

IP22 4JZ

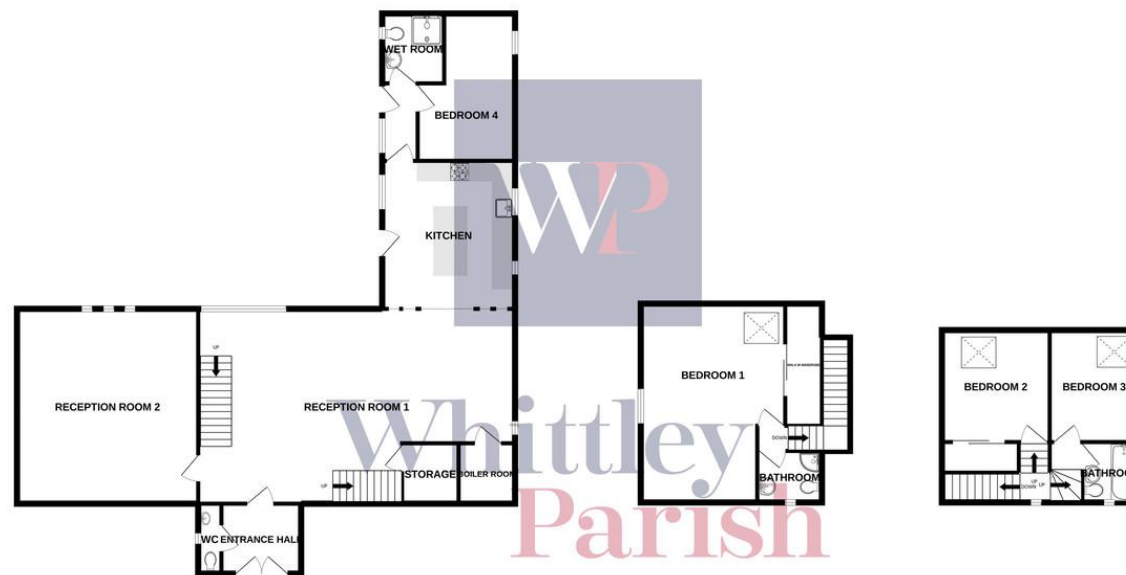
sales@whittleyparish.com

01379 640808

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

GROUND FLOOR
1304 sq.ft. (121.2 sq.m.) approx.

1ST FLOOR
665 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA: 1969 sq.ft. (183.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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