



**EH**  
EXQUISITE  
HOME

## A RURAL IDYLL

The present owner bought the farm in 1995, charmed by its lovely surroundings and delightful views. There is plenty of room for parking on the land around the main house and it occupies a particularly secluded and peaceful spot.

Since moving in, all the buildings have been restored, with the exception of the stunning eighteenth century timber framed barn. The barn has a remarkable vaulted ceiling and it is thought that at least some of it has been re-purposed from earlier buildings and perhaps ships' timbers. Planning permission has been granted (Ref DC/21/4022/FUL) for the conversion of this impressive and characterful barn. The consent allows for the main barn to become the principal dwelling with the existing accommodation (referred to hereafter as "The Granary") becoming the attached annexe, thereby offering considerable flexibility. The existing residential accommodation is a former granary thought to have been constructed in the nineteenth century.





The ground floor of the Granary was where the grindstone was located while the first floor was where sacks of barley, wheat and corn were stored. Attached to the Granary, via an enclosed Lobby, is the main barn and beyond that, there is an attached ground floor playroom and home office which offer a variety of possibilities. All in all, the consent allows for the creation of a stunning property which really befits the wonderful location. Specifically, the approved plans provide for two very spacious first floor en-suite bedrooms located in the Barn, but still retaining a significant part of the impressive vaulted roof space of the barn for the ground floor. That would provide a residence with four bedrooms, but if the purchaser wished to utilise the additional adjoining 58 sq metres leading off from the barn on the ground floor, a further two en suite bedrooms, or even three could be feasible, providing the new owner with an impressive residence boasting six or even seven bedrooms, and those suggested for the ground floor could provide ideal guest accommodation. Furthermore, along with the fact that the dining room in the Granary lends itself to accessible bedroom accommodation, it could be entirely feasible for some or all of the ground floor space to be also designed as wheelchair accessible if desired.

A door leads from the lobby adjoining the barn, giving direct covered access to the Granary. Proceeding through the lobby provides you entry to the main ground floor area of the Granary. As you enter, to the right is a dining room with its wooden floor and views of open countryside, ideal for informal family meals and entertaining. The present owner has in the past, used this room as a third bedroom (wheelchair accessible), and it would be entirely possible to convert it again into a wheelchair accessible en-suite ground floor bedroom using the wet room already in place adjacent to this room.

The cosy living room with its exposed beams and wood burning stove is next to the dining room, a place where the owner loves to sit and enjoy the wonderful views, read in front of the fire and generally relax. A small, compact kitchen leads off this room with a brick floor saved from the original building. The first floor is accessed via the open tread solid wood staircase leading off the living room. Two small double bedrooms with exposed beams, (one with a walk in wardrobe) and stunning views over the surrounding countryside can be found here, and there are Suffolk latch doors on this level, increasing the markedly rural feel of this property. The three piece family bathroom benefits from a walk-in shower and lovely views.





Going back from the Granary, through the lobby into the ground floor of the Barn, you find currently, a vast open space with two windows, sliding barn doors and a set of double doors giving access to the garden. Huge amounts of natural light pour into this room which would make a wonderful second reception if desired. Alternatively, another kitchen could be sited here and turned into an open plan kitchen/dining room/family room area. The owner's daughter had her wedding here and it has been used for many parties over the years.

A set of folding doors open into the next part of the barn (ground floor only) which is currently used as an office and playroom. Again, it is extremely sizeable at 58 sq metres, and could be converted into a beautiful open-plan multi-use space, or as previously mentioned, there is sufficient space for two or even three en-suite bedrooms, depending on the needs of the new owners. A small room opens off it, currently used as a home office.



In addition to the main house and barn, there are four stables, a two-storey building comprising a double garage, cart lodge, workshop and office on the ground floor and a loft/storage area and gallery on the first floor. This building benefits from 16 solar panels on its south facing roof, and the output from these panels could be enhanced with the installation of further panels, along with battery storage, all of which could help to provide a "green, sustainable" residence for the completed project. The open grassland and pasture all around could easily be formalised into a vegetable garden, fruit cage and more structured gardens if desired. The stunning eighteenth century barn has planning permission in place and plenty of land around it, giving an almost unlimited amount of potential for creating a magnificent three, four (or more) bedroomed family home.

# LOCATION

Cratfield, seven miles west of Halesworth, is the very epitome of a Suffolk chocolate box village. Standing in unspoiled countryside, it is a traditional farming community with a higher than average number of listed buildings, including the parish church of St Mary's which is Grade I listed, there is a primary school, shop and two pubs in nearby Laxfield and an excellent high school at Stradbroke, a fifteen minute drive. The northern part of Suffolk is a particularly green and pleasant region, with quintessentially English villages dotted amongst the rich pastoral landscape. Thatched cottages painted in Suffolk Pink, long low farmhouses, ancient churches, barns and fields of corn and wheat are everywhere to be seen, making this region especially peaceful and attractive. The main settlement is Halesworth, a bustling market town with many old buildings and independent shops. Suffolk Coast and Heaths AONB is within easy reach to the east and the border with Norfolk to the north gives access to the wild beauty of Nelson's county. Trains run on the Ipswich-Lowestoft line from Halesworth and connections can be made with a regular service into London Liverpool Street. Set within approximately two acres of unparalleled beauty with remarkable potential, this charming home, buildings and plot offer unrivalled opportunities.



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