



# 1 CRUTCH HALL

LINSTEAD ROAD, IP19 0QP





1 Crutch Hall is a delightful period red brick cottage which stands at the eastern end of a row of three. Built in the 19th century by the Huntingfield estate it occupies an idyllic rural location overlooking the rolling countryside of the Wilderness Reserve. It retains many period features including doors, windows and fireplaces.

Upon entering, you'll step into the porch then through a stable door and onward into the kitchen/diner, the heart of the home. Featuring a multi-fuel Rayburn stove, a Bosch built under oven, Stoves gas hob, a variety of painted Winchmore units including an island unit and a 19th century hard wood block floor, this space is functional and inviting. Adjacent to the kitchen, a walk-in pantry offers additional shelving for kitchen essentials and a brick floor. The garden room provides a serene retreat with countryside views, seamlessly connecting indoor and outdoor living. The generously sized sitting room features a wood burner as its focal point, with rear aspect views of the garden and fields beyond. The hallway, with access to the outside, leads to the utility room and downstairs WC, complete with a basin and toilet.

Upstairs, to the left, is bedroom two, a spacious double room with rear aspect views. The family bathroom boasts a freestanding bath, basin, and toilet. Bedroom three, a cosy double room, also enjoys scenic views across the fields. Finally, the master bedroom offers an en-suite bathroom with a shower, basin, and toilet.

Outside, the property features an outdoor office space and a convenient storage room. Ample off-road parking is available, alongside the added benefit of a two-acre paddock laid to grass with post and rail fencing, stables and a hay store. In addition, there are several footpaths that radiate from near the cottage providing walks to nearby villages including Cookley.

SERVICES Mains water and electricity are connected to this property. Heating is provided by way of a multi-fuel Rayburn and storage heaters. Drainage is by way of septic tank (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY: East Suffolk Council - B

EPC – TBC

VIEWING Strictly by appointment with the agent's Halesworth office. Please call 01986 872 553.

DURRANTS BUILDING CONSULTANCY Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations, and project management - please contact the team directly.

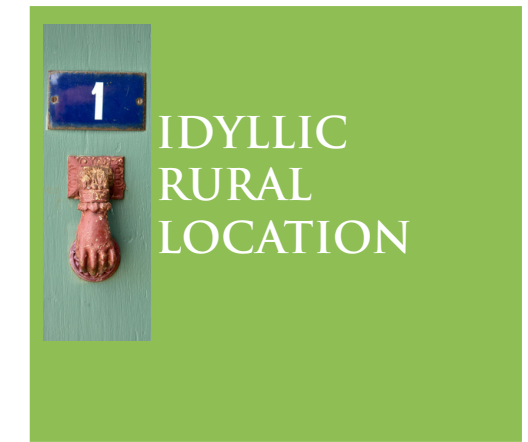


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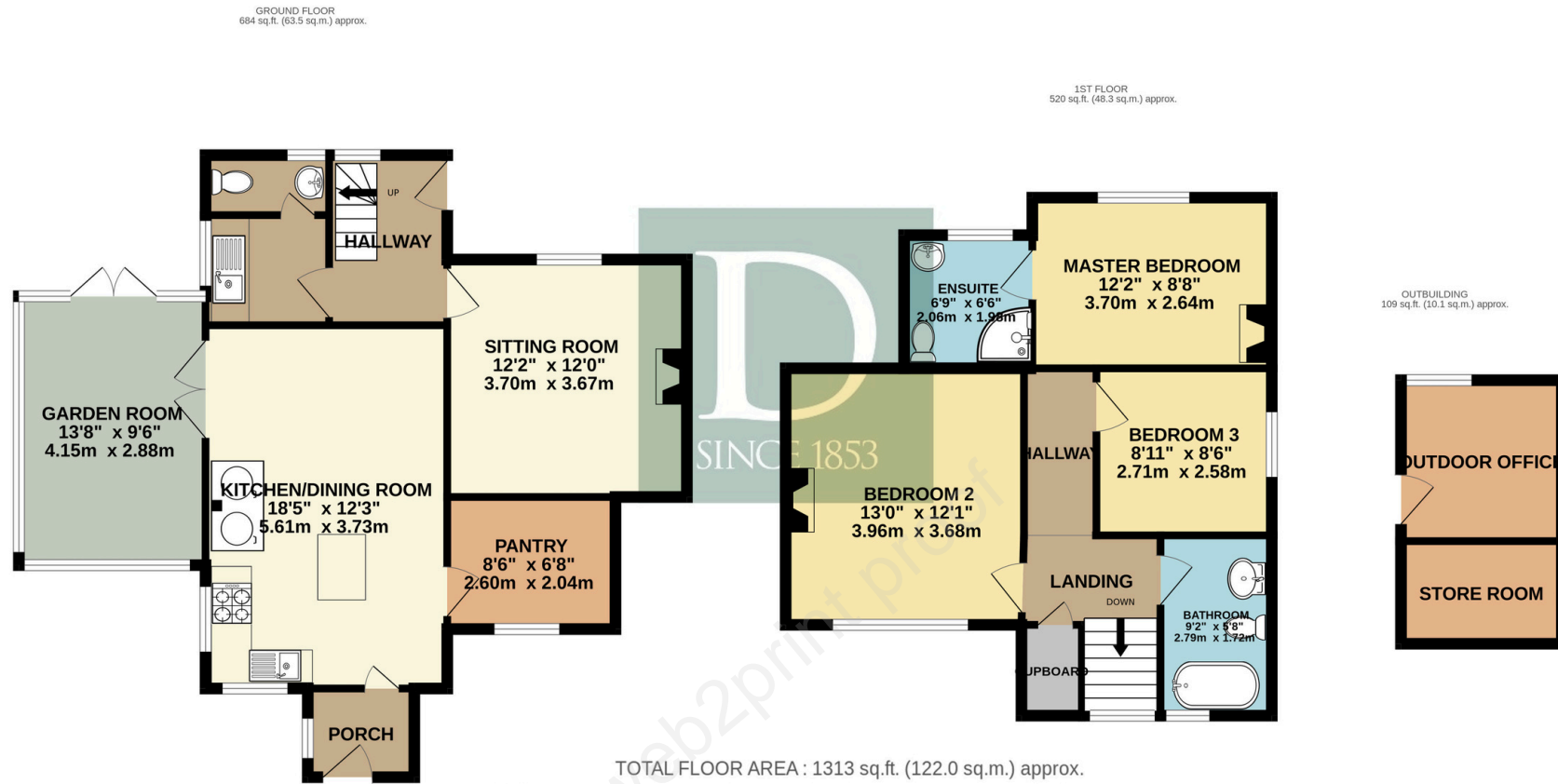








## FLOOR PLAN



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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