

EST. **J** 1993

# JENNIE JONES

ESTATE AGENTS



**Rose Cottage, Cratfield, Suffolk, IP19 0DL.**

**GUIDE PRICE**

**£250,000**

## **SUMMARY OF THE ACCOMMODATION**

**SITTING ROOM; KITCHEN; GROUND FLOOR BATHROOM; GARDEN/DINING ROOM; MASTER BEDROOM; LANDING BEDROOM;  
PRETTY GARDEN; OFF ROAD PARKING.**

## **THE PROPERTY**

Rose Cottage is a delightful part thatched cottage believed to be over 200 years old with a more recent addition to the rear. Situated on the edge of the popular village of Cratfield, the property enjoys rural views across fields and neighbouring farmland. An entrance door opens to the porch with a stable door that opens to the sitting room. An attractive room with plenty of character including exposed ceiling timbers, an open fireplace and window to the front aspect. A door opens to the kitchen with window to the side aspect, painted base units, wood work surfaces, a porcelain sink, central island, cooker space, plumbing for dishwasher and fridge space. There is a door with stairs behind that gives access to the first floor bedrooms, under stairs storage cupboard, exposed ceiling timbers and a door to the inner hall. The inner hall is used as a utility area with plumbing for washing machine and space for drier. There is a worktop over the appliances and a skylight window. The bathroom has a window to the side and comprises a panelled bath with shower over, vanity wash basin, toilet and electric towel radiator. The garden/dining room at the rear has a vaulted ceiling, wood burning stove, window to the rear and French doors that open to the small courtyard garden. Stairs from the kitchen lead to the landing bedroom with storage cupboard, window to the rear and door to the main bedroom. This room has storage and a window to the front aspect.

**OUTSIDE.** Approaching the cottage there is off road parking, the garden is mainly lawn with a good variety of mixed planting and a path that leads to the front entrance. There is access to each side of the cottage and a small courtyard garden at the rear with lovely views.

To appreciate the location and the accommodation offered, viewing is strongly recommended.

## **LOCATION**

Cratfield is a pretty rural Suffolk village which is conveniently located for access to good local amenities at the neighbouring village of Laxfield where there is a village shop, primary school and two public houses. The nearby town of Halesworth has a supermarket and a vibrant High Street with good local shops centred round a pedestrian precinct, the town has a railway station which provides a regular service via Ipswich to London (Liverpool Street) and an excellent music and arts venue at The Cut. The attractions of the Suffolk Heritage Coast at Southwold lie within convenient reach by car. There are golf courses at Halesworth and Southwold, RSPB Minsmere Nature Reserve lies within convenient reach by car and other attractions in the area include ancient castles at Orford and Framlingham and the world famous concert hall at Snape Maltings, home of the internationally famous music festival.

**LOCAL AUTHORITY**

East Suffolk District Council, Council Offices,  
East Suffolk House, Station Road, Melton,  
Woodbridge, IP12 1RT  
Tel: 01394 383789

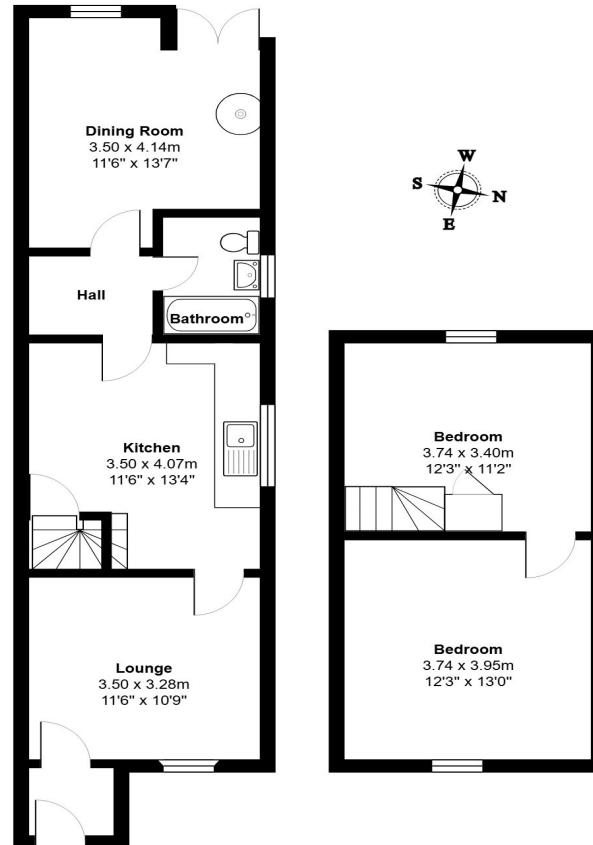
**COUNCIL TAX BAND: = C****SERVICES:**

We understand that mains water, electricity  
and drainage are connected.

**TENURE:** Freehold**VIEWING**

By appointment through Jennie Jones Estate  
Agents:

**SAXMUNDHAM** (01728) 605511.  
email: [saxmundham@jennie-jones.com](mailto:saxmundham@jennie-jones.com)

**EPC RATING: = G**

Total Area: 75.7 m<sup>2</sup> ... 815 ft<sup>2</sup>

Items depicted in the photographs are not included in the sale unless otherwise mentioned. Measurements and details are for guidance purposes only and their accuracy is not guaranteed and should be checked by an intending purchaser. No services or systems have been checked by this office and intending purchasers must rely on their own enquiries as to their current condition. In order to show as much of the property as possible some photos may have been taken using a wide angle lens.











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