

## *FOR SALE BY AUCTION*

*A partly renovated two/three bedroom detached cottage, occupying a plot of nearly a quarter of an acre in the centre of the pretty rural village of Cratfield.*

Guide Price  
£285,000 Freehold  
Ref: P5822/J

Yew Trees  
Bell Green  
Cratfield  
Halesworth  
Suffolk IP19 0DL



Entrance porch, entrance hall, kitchen/breakfast room, 20' sitting room, utility room and shower room.

Master bedroom with en-suite bathroom, bedroom two, landing/bedroom three and bathroom.

95' garden to the front, together with garden backing onto paddocks at the rear.

In all, the gardens and grounds extend to approximately 0.2 acres.

**FOR SALE BY AUCTION** - To be held at 6pm on Thursday 12th October 2017 at The Deben Suite, Ufford Park, Melton IP12 1QW.

### Contact Us



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## **Method of Sale**

We have been instructed to offer the property for sale by auction at 6pm on Thursday 12th October 2017, unless sold previously. For our client to consider an offer prior to auction, a premium price would have to be put forward and the purchaser would be required to sign a contract in the office of Clarke & Simpson and put down a 10% deposit well in advance of the auction date. An offer will not be considered unless a potential buyer has read the legal pack and is in a position to immediately sign the contract. The seller is under no obligation to accept such an offer.

It should be noted that Clarke & Simpson cannot always keep interested parties updated and, at times, will be instructed to accept an offer and exchange contracts without going back to any other parties first. If the property is sold in the auction room, the contract will be signed immediately and the purchaser will put down a 10% deposit. On the night of the auction, it is necessary for potential buyers to register their interest by providing identification prior to bidding in the form of a driving licence or the photo page of a passport, along with a utility bill with the buyer's name and address on it. Once exchange has taken place, completion will take place 28 days thereafter. Please refer to Clarke & Simpson's Auction Catalogue for general auction conditions.

The vendor's solicitor is preparing an Auction Legal Pack for the property. We can email this to interested parties or a copy is available to view in the office of Clarke & Simpson. We recommend that prospective purchasers put their solicitor in touch with the vendor's solicitor to raise any additional enquiries before the auction.

## **Vendors' Solicitors**

The vendors' solicitor is Cross Ram & Co, 18 Thoroughfare, Halesworth, Suffolk IP19 8AJ; For the attention of: Daniel Hewitt T: 01986 873636; Email: dhewitt@crossram.co.uk

## **Location**

Yew Trees is located in the centre of the pretty North Suffolk village of Cratfield. The property is just under 3 miles from the village of Laxfield where there is a Co-op store including a post office, two public houses, garage/hardware store and a primary school. Halesworth is approximately 6.5 miles away and provides many independent shops, public houses, restaurants, doctors, vets and a Co-operative supermarket. It has a thriving centre of arts for the community called The New Cut, which is used as a theatre and cinema, as well as for exhibitions and workshops. Halesworth offers railway links via Ipswich to London's Liverpool Street. Diss train station is 18 miles away from the property and offers direct links to Norwich and the capital, as well as having Tesco, Morrison and Aldi supermarkets. The unspoilt heritage coastline of Suffolk, with the lovely beaches at Southwold, Dunwich and Walberswick, is just a 20 minute drive away.

## **Description**

The original core of Yew Trees is believed to date from the 18th Century, and is of timber frame construction with colour washed elevations under a pitched pantile roof. The current owners purchased the property in September 2012, and in the intervening years have undertaken an extensive programme of renovation and refurbishment including new build extensions to the side and rear, new electrical and heating installations, new cloakroom, en-suite and bathroom facilities, together with some replacement windows and doors. Many of these works have been completed, with 'second fix' virtually concluded to the point that the new en-suite and bathroom fittings were part way through installation.

Having been a building site for a number of years, the front and rear gardens now require a complete overhaul to create a driveway, paths and patios.

We understand that the works all have planning permission and building control approval, and the electrician has provided an electrical safety certificate. All buildings materials, fixtures and fittings left on site are to be included within the sale.

## The Accommodation

### Ground Floor

A solid oak front door opens into the

#### *Entrance Porch*

With openings on the side elevations awaiting windows, boarded (but not plastered) walls and part glazed front door opening into the

#### *Entrance Hall* 13'10 x 10'5 (4.22m x 3.18m)

With exposed oak timbers, recessed spotlighting, plastered walls and wide opening through to the

#### *Kitchen/Breakfast Room* 16' 6 x 12'8 (5.03m x 3.86m)

With fully glazed French doors providing plenty of light and opening onto the rear garden. Part finished oak boarded floor, recessed spotlighting, good range of electric sockets, extractor connection for future cooker and opening to useful understairs storage area.

An opening from the Entrance Hall leads through to the

#### *Rear Hall*

With door to the rear garden, Velux window light, staircase to Master Bedroom, built-in cupboard and opening through to the

#### *Utility Room* 7'11 x 7'8 maximum (2.42m x 2.34m)

With window providing views to the rear, built-in cupboard with terminals for the electrical supply and pipework for the boiler. Opening through to the

#### *Cloak/Shower Room* 7'11 x 5'1 (2.42m x 2.34m)

Fitted with shower base and with connections for a WC and sink. Walls boarded but not plastered.

Returning to the Entrance Hall a door opens into the

#### *Sitting Room* 20'11 x 13'5 (6.38m x 4.09m) maximum

An impressive twin aspect reception room, the focal point of which is the large open brick fireplace housing the woodburning stove with raised pamment hearth. Windows on the front elevation providing good views to the front of the property and fully glazed French doors providing access and views over the rear garden. Range of exposed ceiling and wall timbers. Recess beside staircase for potential study area if required. Secondary staircase to first floor with understairs storage area.

Stairs from the Rear Hall rise to the

### First Floor

#### *Master Bedroom* 15'9 x 12'8 (4.80m x 3.86m)

A charming, twin aspect double bedroom with partly vaulted ceiling. Low level casement window on the front elevation providing light and views over the front garden. Large dormer window on the rear elevation providing good views to the west across the surrounding farmland. Recessed spotlighting and good range of electric sockets. Doorway to the

#### *En-suite Bathroom* 10'3 x 7'7 (3.12m x 2.31m)

With Velux window light and plumbing connections for a freestanding bath, WC and sink unit. Exposed wall timbers, half height panelling to part and recessed spotlighting.

The staircase from the Sitting Room leads up to the

## First Floor

*Landing/Bedroom Three* 13'10 x 9'1 (4.22m x 2.77m)

A light room with windows on the front and rear elevations together with an additional Velux window light. This area could be utilised as a third guest bedroom or possible study area. Exposed wall timbers and recessed spotlighting. Plastered and painted in part. Door to

*Bedroom Two* 13'11 x 9'6 (4.24m x 2.90m)

A charming twin aspect double bedroom with range of exposed wall timbers and built-in cupboard. Wooden boarded floor and recessed spotlighting. Plastered and partly painted. Access to roof space. Door to Inner Lobby and door to

*Bathroom* 10'1 x 6'1(3.10m x 1.85m)

With partly fitted P-shape bath with shower attachment over. Pretty low level casement window providing light and views over the front garden. Water and waste connections for sink and WC, recess spotlighting, partly painted and tiling completed.





## Outside

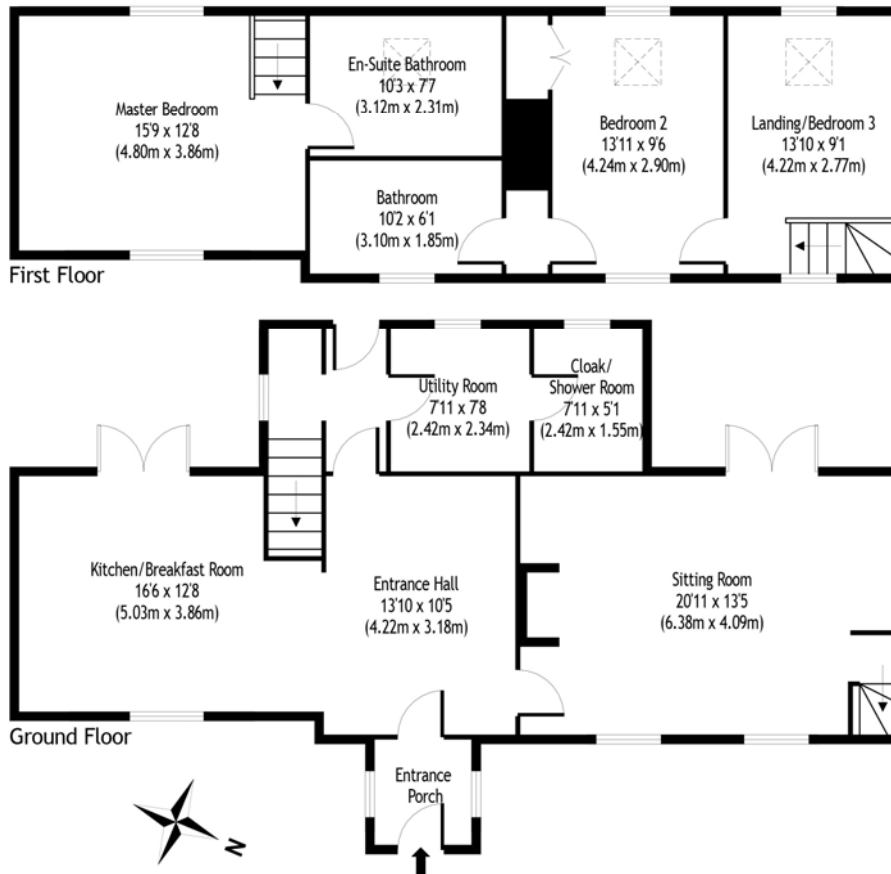
Yew Trees is set well back from the road approached via a five bar gate that opens onto a potential parking and turning area. There is also a pedestrian gate leading to the road, together with a useful timber frame storage shed.

The front garden is quite large, with an approximate depth of 95' (29m) and width of 68' (20.7m).

An opening beside Yew Trees leads to the rear garden. This backs on to paddocks and agricultural land, with a high level established hedge providing a good degree of privacy. This area of the garden can be accessed from the Sitting Room, Kitchen and Rear Hall.



Yew Trees, Cratfield  
Approx. Gross Internal Floor Area - 1487 Sq ft / 138 Sq M



For identification purposes only. Not to scale.  
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*Viewing* Strictly by appointment with the agent.

*Services* We understand that mains water, drainage and electricity is connected. Proposed heating system was to be via an oil fired boiler.

*EPC Rating* = F (prepared prior to current renovation works commencing).

*Council Tax* Band D; £1,541.10 payable per annum 2017/2018.

*Local Authority* Suffolk Coastal District Council, East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 01394 383789.

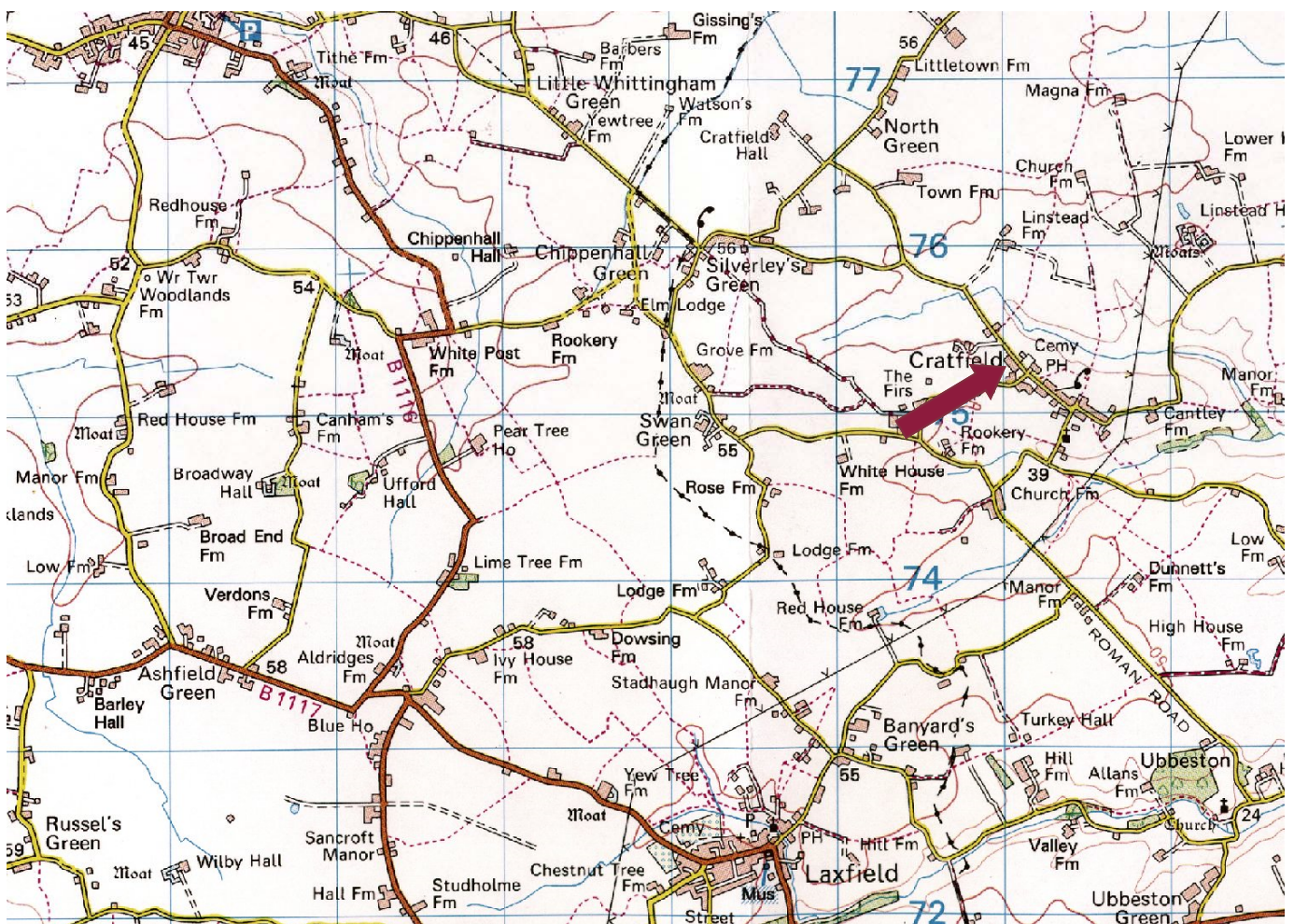
**NOTE**

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2. The Guide Price is provided as an indication of the seller's minimum expectation. It is not necessarily a figure which the property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the auctioneer cannot sell the property during the auction) which will be no more than 10% above the Guide Price.

September 2017

## Directions

From Framlingham proceed past the college on the B1116 to Dennington. At the junction with the A1120 turn right and take the first left on to the B1116. Continue on this road for a couple of miles and take the turning to Laxfield. In the village, pass the shop on your left and turn left on the right-hand bend by the Royal Oak. Continue up the hill and take the second turning to the left signposted to Cratfield. Follow the road and at the T-junction turn left. Take the next right turn and at the bottom of the hill, turn left and continue into the village. At the junction in the village turn left, continue past the next turning on your left and Yew Trees will be found a short way along on the left hand side.



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