



Hilltop, Cretingham, Suffolk



Huntingfield
Estates
FRAMLINGHAM

01728 724566
huntingfieldestates.co.uk



A chocolate box **GRADE II Listed THATCHED** semi-detached timber framed cottage dating back to 1600 with later Victorian extension ****OUTBUILDINGS** SHINGLE DRIVEWAY WITH PARKING FOR 3 VEHICLES**NO ONWARD CHAIN****

LOCATION The property is on the edge of the village of Cretingham. There are far reaching and unspoilt views stretching over idyllic undulating countryside. The village itself benefits from a church and a highly respected pub, The Bell. The village of Brandeston is 1.5 miles and is home to Framlingham Colleges Prep-school. Framlingham itself is just 5.5 miles from the property and offers a comprehensive range of services and facilities including a supermarket, doctor surgery, dentist, veterinary practice, garages, cafes, restaurants and pubs, as well as excellent schools in both the state and private sector. The property is within 10 miles of Woodbridge and the county town of Ipswich is just 15 miles. From here there are main line railway services to London's Liverpool Street station scheduled to take just over the hour. The Heritage Coast at Aldeburgh is within 20 miles, with the other coastal resorts of Thorpeness, Southwold, Walberswick and Orford in the Suffolk Coast and Heaths Area of Outstanding Natural Beauty, all within easy reach.



GUIDE PRICE: £500,000

HILLTOP - INTERIOR The Kitchen/Breakfast Room, with quarry tiled floor, is accessed through the oak front door. This light and airy, dual aspect room has shaker-style cream wall and base units, oak worktops, an Everhot range cooker, ceramic sink with mixer-tap and there is space for a fridge/freezer. A step-up leads into the Study/Dining Room which has a window overlooking the front garden, is beamed and has studwork and a door leading into the Utility Room, where there is plenty of space for coats and shoes and a solid oak worktop with space below for a washing machine and tumble dryer. There is a window and door out to the rear garden and door to the cloakroom, comprising wc and wash basin. From the Dining Room there is a further door leading into the Sitting Room which has a delightful inglenook fireplace with bressumer beam and Morso wood burner inset on a brick hearth. There is a window overlooking the front garden. A door leads into a hallway with deep under-stair cupboard and further oak door onto the front garden. From here the stairs take you up to a landing and generous Principal Bedroom with spacious fitted wardrobes and drawers and access to an en-suite bathroom comprising bath with overhead shower, wc and basin. From the bathroom there is an access door to Bedroom 2 which can be kept locked, if desired. Please note that this is an undersized door. There is a second staircase leading from the Kitchen/Breakfast Room to a landing accessing the Family Bathroom with bath and telephone shower mixer tap, wc and wash basin, also off the landing is a small doorway to Bedroom 2 which is double bedroom and beamed with lovely floorboards and a window to the front and there is a further double bedroom, again with window overlooking the front garden. This completes this delightful cottage and would suit a variety of purchasers. Please call [01728 724566](tel:01728724566) for a viewing.

HILLTOP - EXTERIOR To the side of the property is a shingle driveway with parking for three vehicles. To the front of the property there is a large lawned area sectioned off with low hedging and is well established with plenty of shrubs and plants. To the side of the property is a block paved area leading through to the rear garden, which is absolutely delightful with raised vegetable patches and well stocked borders, lawned areas. The oil-fired boiler is an outside casing tucked away in the garden and there is an archway leading through to a further lawned area. The three outbuildings, all clad in corrugated iron under pantile roofs (one of which is divided into two equal parts) are on a brick plinth with studwork and subject to planning could altered for a variety of uses, i.e workshops, home/office or annexe.



TENURE The property is freehold with vacant possession on completion.

LOCAL AUTHORITY East Suffolk

Tax Band: C

EPC: EXEMPT

Postcode: IP13 7BN

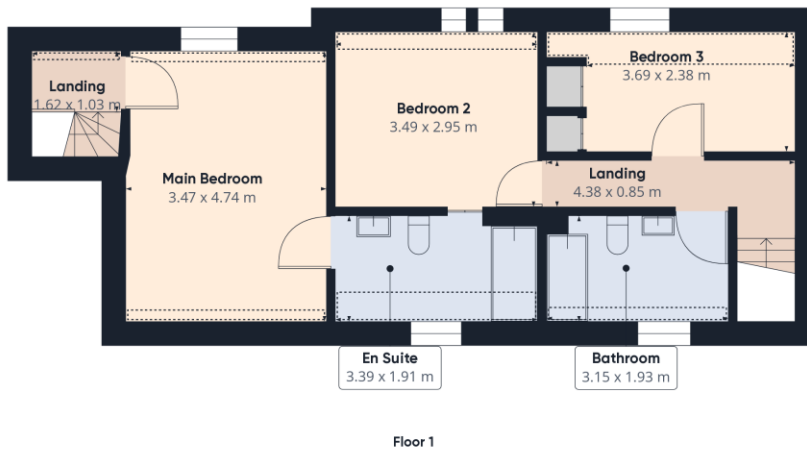
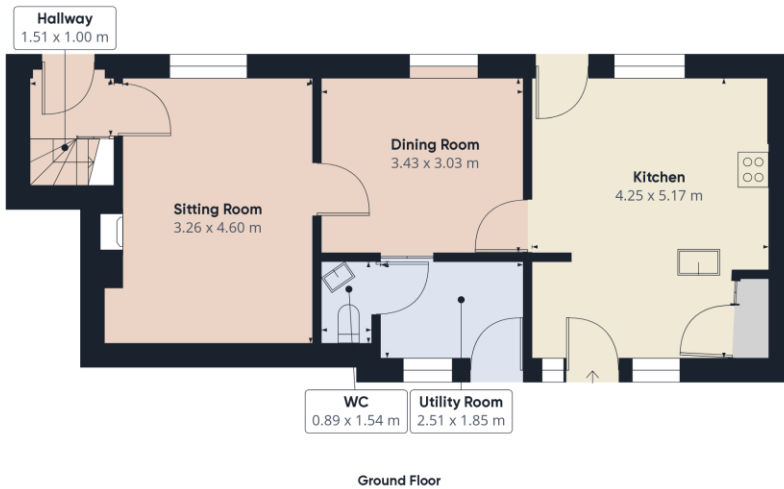
SERVICES Mains water and electricity and shared private drainage Oil-fired central heating, Multi fuel burner to the Sitting Room.

FIXTURES AND FITTINGS All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

AGENTS NOTES The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing **Please note that the vendors have booked a thatcher for 2025/26 to come and re do the ridge and tidy up the main roof but will be the responsibility of the new owners. Please note that there is a flying freehold with the property next door.**







Approximate total area⁽¹⁾
111.37 m²

Reduced headroom
7.38 m²

(1) Excluding balconies and terraces

⌄ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Important Notices: 1. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. 2. The plumbing, heating and electrical fittings as described have not been tested (unless stated) and no assurances can be given as to their condition or suitability. 3. The floor plans are for illustration purposes and not to scale.

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