



Tattingstone
£1,000,000



**** SET IN 2.2 ACRES ON THE BANKS OF ALTON WATER ****

Discover the idyllic charm of Cragpit Farm, a secluded 16th century Grade II listed farmhouse nestled within a generous 2.2-acre plot (stms), situated in the picturesque village of Tattingstone, Suffolk. With its boundaries adjoining the serene banks of Alton Water reservoir and open farmland, this exceptional property offers the perfect rural retreat for families seeking a tranquil lifestyle.

Cragpit Farmhouse has been thoughtfully renovated to combine the allure of its period features with the conveniences of modern living. Spread across three floors, this enchanting family home presents versatile accommodation, including the potential to create a self-contained annexe or two-bedroom apartment within the main dwelling. The property comprises a welcoming reception hall, five spacious bedrooms, a family bathroom, shower room, three reception rooms, a delightful kitchen/dining area, utility/boot room, and two separate staircases.

This stunning property also boasts a wealth of additional outbuildings, including a triple garage complete with an attached conservatory, a four-bay cart lodge, hay barn, and a versatile pottery studio/office/play barn. These buildings offer excellent potential for further development, such as a detached annexe or holiday home, subject to relevant permissions.

Set within an enclosed plot surrounded by mature hedge and tree borders, the expansive grounds of Cragpit Farm extend to just over 2.2 acres in total. Residents will delight in the meticulously maintained formal and wild garden areas, as well as the thriving orchard, which is home to 28 fruit trees.

Don't miss the opportunity to call this enchanting Grade II listed farmhouse your new family home - arrange a viewing today with Chamberlain Phillips.





LOCATION

LOCATION: Tattingstone is situated approximately six miles to the south of Ipswich. The village offers an excellent primary school with a local secondary catchment at Holbrook, a church, two public houses and is conveniently located for excellent sailing facilities at the adjacent Alton Water reservoir. There is a mainline railway station five miles away in the town of Manningtree with direct services to London Liverpool Street, or six and a half miles away in Ipswich.

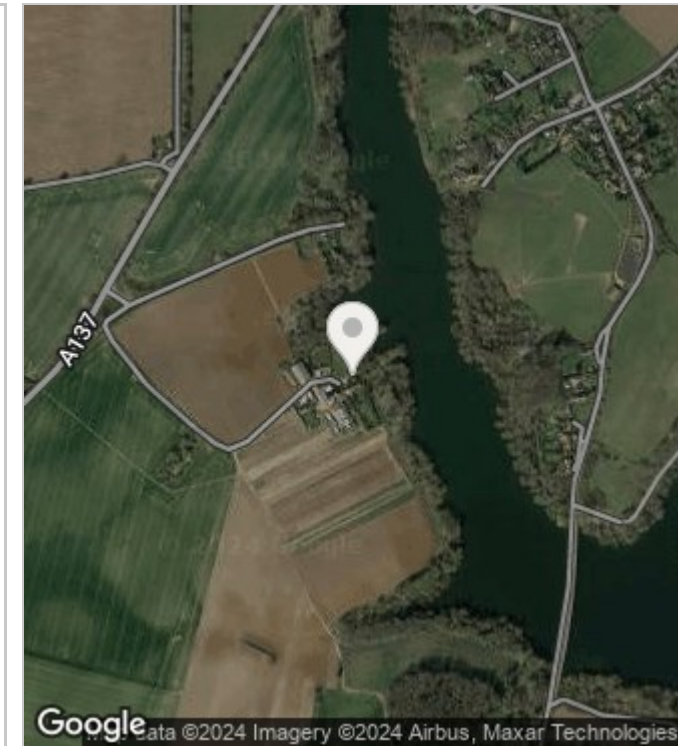




Floor Plans



Location Map



Energy Performance Graph - Exempt

Important Information:

Tenure - Freehold

Council Tax Band - E

Services - Mains Electric, Mains Water & Private Drainage

Heating - Radiators via Oil boiler

Mobile Coverage Indoor: All networks outdoors are likely but only O2 offers limited coverage indoors

Broadband: Standard broadband is available at this address

Viewing

Please contact our Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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