

Town Farm
Barn North Green
Road
Cratfield



Town Farm Barn North Green Road

Guide Price £650,000

The converted & unconverted barns on 5 acres...

Town Farm Barn, Cratfield, is a picturesque property situated in a serene countryside setting. The granary barn, which has been tastefully converted into a residential space and comprises a boot room, a dining room, a generous open-plan living room and kitchen with a modern wood burner, and offers views of the paddocks, while the wet room/utility room is equipped with all the necessary amenities, including a shower and oil-fired boiler. Upstairs are two double bedrooms with ample space for freestanding furniture, a large walk-in wardrobe, and a further shower room.

Moving into the living room and kitchen area, you are greeted by a bright and airy space with a cosy wood burner, exposed timbers, and a lovely outlook onto the surrounding lawn and paddocks. The kitchen area is well-appointed with space for appliances and a view that provides a sense of tranquility.

The property includes an additional barn with planning permission for residential conversion, offering exciting potential for expansion. There is also a substantial unconverted barn with plans drawn up for future development, showcasing the opportunity for further enhancement of the property, stpp.

Outside, the property features stables, workshops, and offices, providing versatile spaces for various uses. With approximately 5 acres of land, there is plenty of room for horses, and to explore and enjoy the natural surroundings, which include a delightful and very private pond area accessed via an enchanting Hazel tree-covered walk, which has been used for swimming in the past too, the swim jetty and ladder are still in situ! The pond boasts an abundance of fish, dragonflies, and Bullrushes, creating a tranquil and wildlife-rich environment.

This unique property offers a perfect blend of rural charm, great potential for further development, and a peaceful natural oasis, making it an ideal retreat for those seeking a harmonious balance between country living and modern comforts.

Agents notes...

A pre-recorded walkaround tour is available for this property

Council Tax Band B

Local Authority
East Suffolk

Council Tax Band B

EPC Rating B

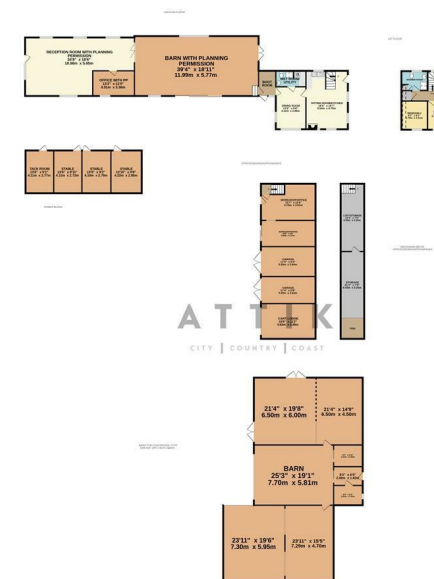


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TOTAL FLOOR AREA: 8323 sq.ft. (773.3 sq.m.) approx.

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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