

Old Thatched
Cottage Manse
Lane
Cratfield



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Old Thatched Cottage Manse Lane

Guide Price £700,000

The beautiful rural thatched cottage...

Nestled within a tranquil setting, Old Thatched Cottage is a delightful 16th-century Grade II Listed property that beautifully combines historical elegance with modern conveniences. This enchanting abode boasts a series of thoughtful additions, enriching its character while providing ample living space.

Upon entering, you are greeted by a welcoming porch with a vaulted ceiling and exposed timbers, setting the tone for the rest of the home. The central hallway leads to a generous kitchen/breakfast room in the newest part of the property, designed with modern fixtures while retaining its rustic charm, complete with a dual-aspect view, a convenient pantry, and a mini utility space. The lounge is an impressive space, showcasing exposed beams and brickwork, along with a bespoke open fireplace that also features an original bread oven, perfect for creating a warm, inviting atmosphere. Adjacent to the lounge, the dining room offers another large fireplace, ideal for hosting gatherings. For those needing a quiet space, the study provides a peaceful retreat. The ground floor also includes a rear lobby with stairs to bedroom four, and a modern shower room with underfloor heating and quality finishes, adding to the practicality of the space.

Ascending the main semi-circular staircase leads to a beautifully light landing, granting access to three bedrooms that exude authenticity with exposed timbers and period features, including a 'Coffin Door' in the floor. The primary bedroom stands out with its generous proportions, complemented by a charming bay window and an inviting fireplace, although all four bedrooms are great-sized doubles. The family bathroom, located in the extension over the kitchen, continues the theme of elegance with its stylish fittings and underfloor heating.

Surrounded by picturesque fields, the property enjoys a private setting that promises serenity and seclusion. With ample parking for several vehicles, a home office/studio nestled next to the orchard, with it's own broadband connection, and some brick-built outbuildings that could become further accommodation or useful workshops, stpp., and a well-maintained garden, this residence seamlessly integrates rural living with the comforts of modern life.

Old Thatched Cottage is a rare gem, steeped in history while offering the versatility to accommodate contemporary family needs. It's a perfect sanctuary for those seeking an idyllic escape in the heart of the Suffolk countryside.

Agents notes...

A pre-recorded walkaround tour is available for this property. Council Tax Band F

2018: External combi boiler installed, and the property was completely rewired. 2024: EV charging station installed

Local Authority
East Suffolk

Council Tax Band F

EPC Rating



Contact

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TOTAL FLOOR AREA: 2016 sq.ft. (187.3 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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