



# TURKEY HALL,

CRATFIELD LANE CRATFIELD, HALSWORTH, SUFFOLK, IP19 0DD





This four-bedroom detached house, nestled on the outskirts of the picturesque village of Cratfield, presents an excellent opportunity for buyers to customise and enhance a charming rural home. Situated on a generous plot of approximately 12 acres (stm).

Upon entering the property through the front door, you are welcomed into a charming reception room that boasts a dual aspect, allowing for an abundance of natural light. This space features a cosy woodburner flanked by two built-in storage cupboards, creating an inviting atmosphere perfect for a reading room or home office, enhanced further by thoughtfully placed bookshelves. Leading from this initial reception area, a central hallway connects to additional reception rooms, offering a seamless flow throughout the ground floor. The sitting room is a highlight, featuring a large fireplace with a wood-burning stove, and overlooking the front of the property, providing a warm and comfortable retreat. Adjacent to this is the generously sized dining room, also benefiting from a dual aspect and a substantial fireplace, likely serving as the heart of the home. The kitchen, while compact and modest in size, is equipped with a practical range of wall and base units. It features characterful windows overlooking the rear garden and includes a door leading to the side of the property. Despite its smaller footprint, it maintains a functional layout. Off the dining room is a porch area providing access to the outside, which leads conveniently into a WC fitted with a toilet and basin.

Upstairs, the master bedroom continues the home's characterful appeal with its dual aspect windows and a large, prominent fireplace. This room includes a built-in storage cupboard and benefits from an en-suite bathroom complete with a shower, toilet, and basin. The property further offers three additional double bedrooms: one overlooking the side aspect, another with a front-facing view, and a fourth that includes built-in storage space. A family bathroom serves the upper floor, featuring a shower, basin, and toilet.

Externally, the property includes a range of outbuildings. While not all areas are currently usable—vendors advise caution upon entry—there is still ample space ideal for storage or potential future development.

**SERVICES -** (DURRANTS HAS NOT TESTED ANY APPARATUS, EQUIPMENT, FITTINGS OR SERVICES AND SO CANNOT VERIFY THEY ARE IN WORKING ORDER).

**LOCAL AUTHORITY -** EAST SUFFOLK - F

**VIEWING -** STRICTLY BY APPOINTMENT WITH THE AGENT'S HALESWORTH OFFICE. PLEASE CALL 01986 872 553.

**DURRANTS BUILDING CONSULTANCY -** OUR BUILDING CONSULTANCY TEAM WILL BE HAPPY TO PROVIDE ADVICE TO PROSPECTIVE BUYERS ON PLANNING APPLICATIONS, ARCHITECTURAL DESIGN, BUILDING REGULATIONS, AND PROJECT MANAGEMENT - PLEASE CONTACT THE TEAM DIRECTLY.









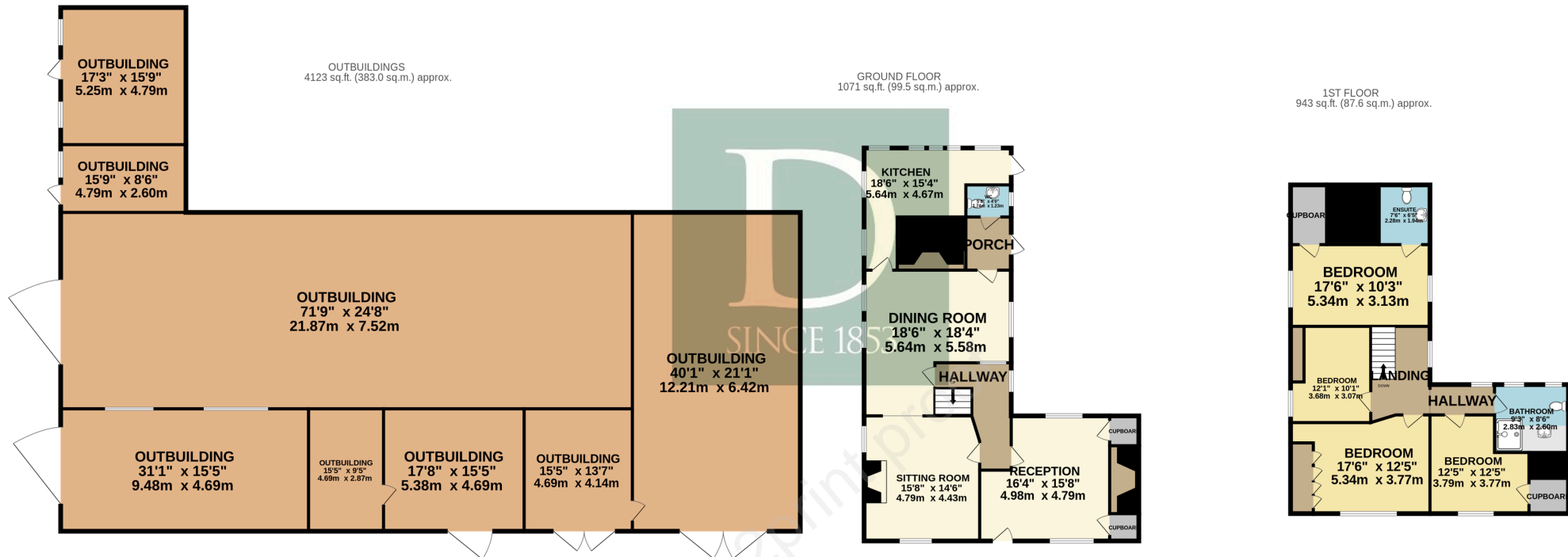








## FLOOR PLAN



TOTAL FLOOR AREA : 6137 sq.ft. (570.1 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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