



THE POACHER

BELL GREEN, CRATFIELD, HALTSWORTH, IP19 0B1



Set back off Bell Green, this former public house has been lovingly renovated and modernised to provide a comfortable and inviting family home!

Upon stepping through the front door, you are welcomed into the entrance porch. The porch is framed by the property's original stained glass windows on either side, providing a beautiful nod to its period character. Beyond the porch lies the generous open plan sitting and dining room, a wonderfully versatile space. The sitting area features a charming wood burner as its focal point, along with an exposed staircase leading to the second floor. This central living area is ideal for family lifestyle. Adjoining the sitting area is a practical utility room with a door providing access to the side of the property, as well as a conveniently located WC with a basin and toilet. The kitchen is designed in a timeless style, offering integrated appliances, space for white goods and ample room for a breakfast table. Double doors open out to the side garden, allowing for indoor-outdoor dining. From the kitchen, you can access a versatile home office, currently used for storage, which overlooks the rear aspect. This in turn leads into the final reception room — a unique space that retains its original bar, offering a playful reminder of the home's history. This room enjoys views over the rear garden and provides a door leading to the single driveway. The first floor opens onto a generous landing area. Bedrooms three and four are both double rooms positioned at the front of the property, each benefiting from a handy built-in storage cupboard. Bedroom two is reached via a versatile walk-through room, ideal as an additional bedroom, home office, or dressing room. This second bedroom is a sizeable double overlooking the garden and the open fields beyond. The family bathroom features a walk-in shower, basin, WC and a large airing cupboard.

Ascending to the second floor, you'll find bedroom one — a substantial double complete with an en-suite bathroom offering a bath, basin, and WC.

Outside, you'll find ample off-road parking conveniently situated on a spacious shingle driveway, providing plenty of space for multiple vehicles. The front garden is sizeable and predominantly laid to a well-maintained lawn. You will also find a range of fruit trees here. The garden wraps around the entire property and as you continue to the rear gardens, you will enjoy views over the fields behind as well as an area of lawn to the side aspect and vegetable patches to the rear.

Overall, this home has been carefully and tastefully renovated to blend modern and timeless appeal. Its spacious layout, combined with the beautiful outdoor areas, makes it an ideal family home!

SERVICES Mains water and electricity and drainage are connected to the property. Heating is provided by way of oil-fired central heating to the radiators. The boiler was installed in 202. The property had a new damp proof course in 2017. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY: East Suffolk Council - B

EPC – TBC

VIEWING Strictly by appointment with the agent's Halesworth office. Please call 01986 872 553.

TENURE - Freehold



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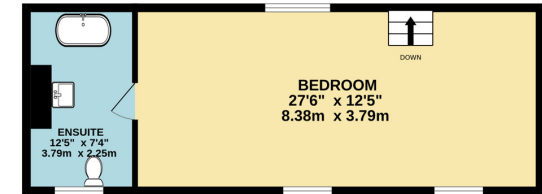
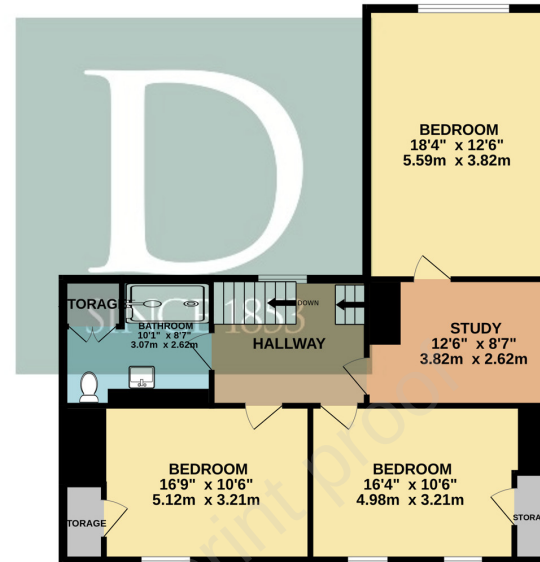
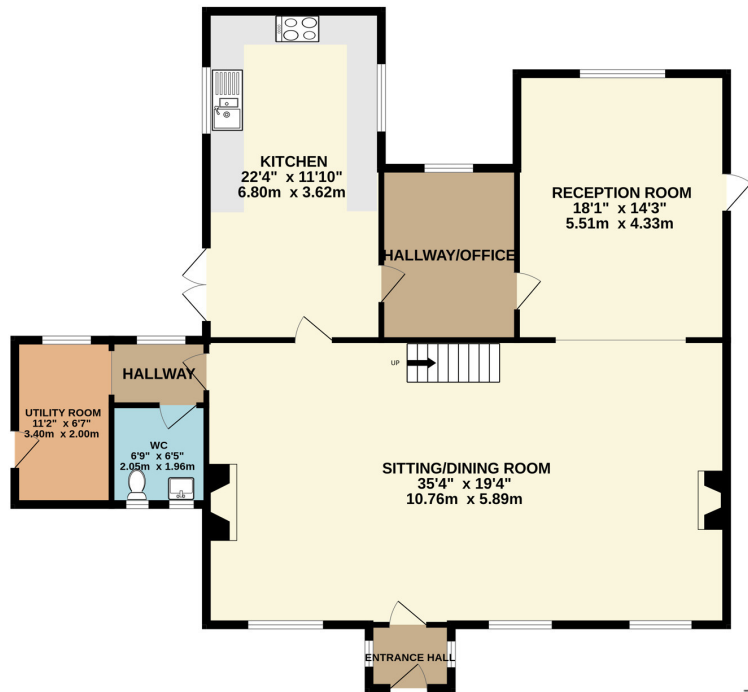


FLOOR PLAN

GROUND FLOOR
1463 sq.ft. (136.0 sq.m.) approx.

1ST FLOOR
824 sq.ft. (76.6 sq.m.) approx.

2ND FLOOR
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 2715 sq.ft. (252.2 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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