



FOX COTTAGE  
CRATFIELD ROAD, FESSINGFIELD, IP21 5QG





A detached period property located in the village of Fressingfield offering great potential to update and improve. A viewing is strongly recommended to avoid disappointment.

This charming period cottage presents a unique opportunity to create a truly impressive home. While requiring significant updating, the property boasts excellent potential and retains its original character.

Upon entering through an enclosed porch, you are welcomed into the dining room, featuring a cosy wood-burning stove. This space seamlessly flows into the sitting room and also provides access to the kitchen, where there is an AGA range. From the kitchen, stairs rise to the first floor and an opening leads to a rear lobby. Here you will find a walk-in-pantry, wc, and a utility room. The generously sized sitting room is a highlight, featuring a second wood-burning stove and double doors that open onto rear garden. This room also connects to both the library and study, offering versatile living spaces. The first floor comprises three bedrooms, one of which has an interconnecting door leading to a fourth bedroom or dressing room, providing flexible accommodation. A family bathroom completes the first-floor layout.

Externally the property occupies a substantial plot of approximately a third of an acre (STMS) featuring a large workshop and a single garage.

#### LOCATION

Fressingfield is a thriving village which is very popular due to its diverse range of amenities. It is home to the nationally renowned Fox & Goose restaurant, there are also a variety of social clubs, a local primary school and doctors surgery. Harleston is approximately 5 miles, having an excellent range of independently owned shops along with a supermarket, doctors, dentists and veterinary surgery, schools to G.C.S.E. level, 2 hotels, cafes, restaurants and pubs. Diss is approximately 12 miles and has a mainline rail link to London, Liverpool Street in 90 minutes.

#### SERVICES

LPG central heating. Two wood burners. Mains electric and water are connected with drainage via septic tank. (Durrants have not tested any apparatus, equipment, fittings or services, so cannot verify they are in working order)







**LOCAL AUTHORITY**  
Mid Suffolk District Council  
Council Tax Band E

**ENERGY PERFORMANCE**

TBC

**VIEWING**

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

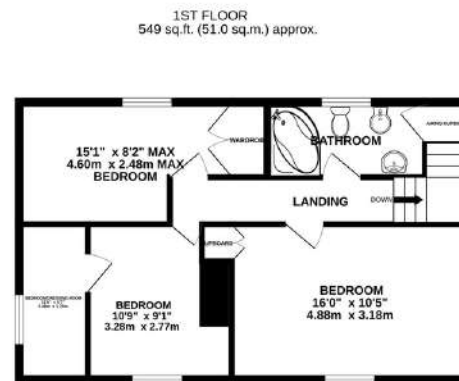
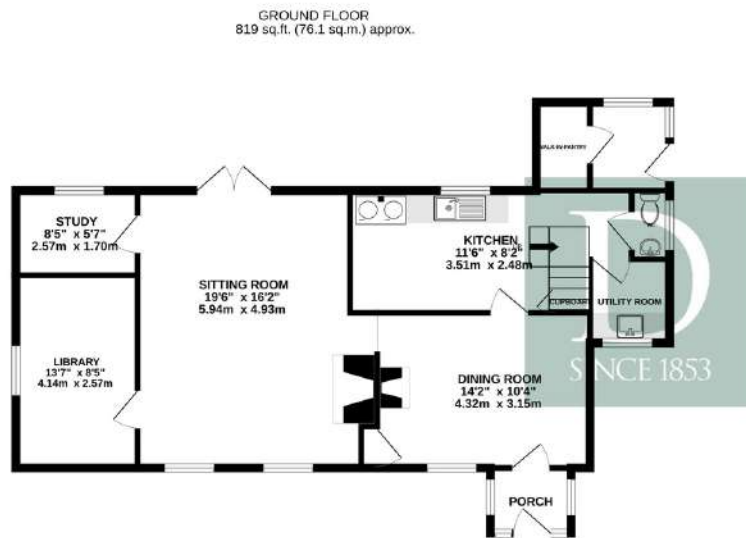
**BUILDING CONSULTANCY**

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 us if you would like to discuss.





## FLOOR PLAN



TOTAL FLOOR AREA: 1368 sq.ft. (127.1 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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## CONTACT US

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