



IVYHOUSE FARM  
CRATFIELD ROAD, FRESSINGFIELD, IP21 5QG





A charming and well-presented farmhouse in an elevated position with rural views. The house has delightful grounds with a pond and stretch of woodland

The property is a charming unlisted farmhouse with an abundance of character. At the front of the house are two excellent reception rooms with inglenook fireplaces and exposed timbers. There is a study or ground floor bedroom towards the rear which currently gives access to a utility room with w. c. and sink. It is thought this could be converted to an ensuite. The kitchen/ dining/family room is a superb double aspect space with Indian sandstone floor and views over the garden. The kitchen is fitted with handmade bespoke farmhouse style base units and full size cupboard. The upper floor is split level with the first section having a bedroom and main bathroom. A few steps rise to the front portion which consists of the principal bedroom with ensuite shower room and dressing room and a further double bedroom. The house is approached from the road via a large gravel driveway providing parking for several vehicles. The rear garden is a delightful feature being laid to lawn and bordered by mature hedging. There are three sheds and a lovely natural pond providing a haven for wildlife. The lawn continues the other side of the pond and then broadens out to a large area with additional road access allowing parts of the garden to be potentially used for a variety of purposes. A further gate provides a woodland walk through a long copse. The gardens adjoin open farmland which offers a superb backdrop to this unique property.

#### LOCATION

Within a mile is the thriving village of Fressingfield which is home to the nationally renowned Fox & Goose restaurant, a primary school, pub, excellent village shop and doctors surgery. Harleston is approximately 5 miles and has an excellent range of independently owned shops along with a supermarket, doctors, dentists and vets, schools, hotels, cafes, restaurants and pubs. Diss is approximately 12 miles and has a rail link to London, Liverpool Street in 90 minutes.

#### SERVICES

Oil fired central heating installed in 2022. Mains water and electricity. Drainage via septic tank (any upgrade of which being accounted for in the price of the property). (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

#### LOCAL AUTHORITY

Mid Suffolk District Council & Tax Band E









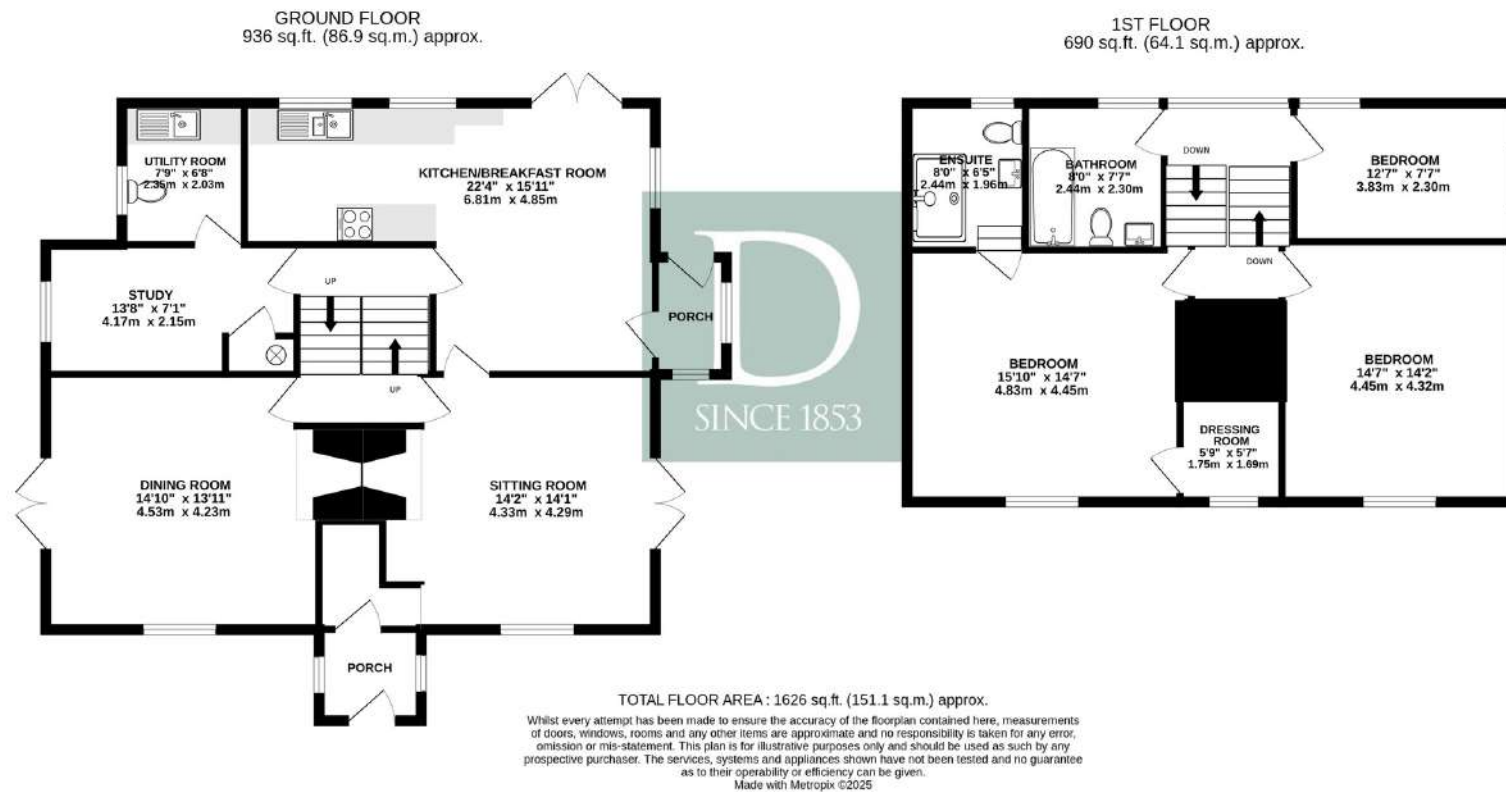




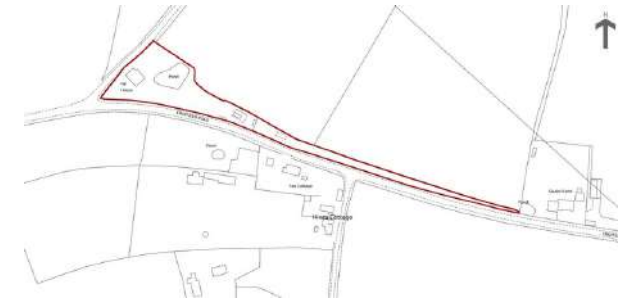




## FLOOR PLAN



## LOCATION MAP



**Residential** **Agricultural** **Commercial** **On Site Auctions** **Property Management** **Building Consultancy** **Auction Rooms** **Holiday Cottages**

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