

*A charming three bedroom detached former school standing in lovely grounds, in the centre of the village of Cratfield, near Laxfield.*

Guide Price  
£500,000 Freehold  
Ref: P6642/C

The Old School  
School Corner  
Cratfield  
Halesworth  
Suffolk  
IP19 0BN



Porch, sitting/dining room, kitchen, cloakroom, bathroom, shower room, utility room, conservatory.

Three double bedrooms.

Ample off road parking. Garage and studio.

Pretty gardens extending to a quarter of an acre.

Contact Us



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## Location

The Old School is located centrally within the pretty village of Cratfield immediately abutting the small playing field and also a track that leads to footpaths. Within 3 miles is the village of Laxfield. Here there are two public houses, a Co-op store, hardware store and a primary school. Halesworth is approximately 7 miles away and provides many independent shops, public houses, restaurants, doctors, vets and a supermarket. It has a thriving centre of arts for the community called The New Cut, which is used as a theatre and cinema, as well as for exhibitions and workshops. Halesworth offers railway links to London's Liverpool Street. Diss is 16 miles away from the property and offers direct railway links to Norwich and London, as well as having Tesco, Morrison and Aldi supermarkets. The historic town of Framlingham, which has excellent state and public schools, is 10 miles. The unspoilt heritage coastline of Suffolk, with the lovely beaches of Southwold and Walberswick, is a 20 minute drive away.

## Description

As the name would suggest, the Old School is Cratfield's former village primary school. It offers excellent accommodation throughout and of particular note is the sitting/dining room with its large windows and tall ceilings. The property is believed to be of predominantly brick construction with some rendered elevations under a slate and flat roof. Internally, as well as the sitting/dining room, is a recently refitted light kitchen, three double bedrooms, a bathroom, cloakroom, utility room and also a conservatory. The single storey dwelling is now particularly energy efficient (see EPC section) Externally, there is parking for a number of vehicles, as well as a garage with adjoining studio, along with a number of other outbuildings. The gardens are a delight, and offer a surprising level of privacy for a central village property. In all, the grounds extend to a quarter of an acre.

## The Accommodation

### Ground Floor

A partially glazed side door provides access to the

#### *Hallway*

Exposed floorboards. Radiators, one with cover. Two built-in shelved cupboards, along with two high level storage cupboards and hatch to roof space. Doors off to the

#### *Cloakroom*

WC and hand wash basin. Radiator with cover. Tiled floor. South-east facing window with obscured glazing.

#### *Bathroom*

Comprising bath, WC and handwash basin. Part tiled wall and tiled flooring. Ladder style chrome towel radiator. Recessed spotlighting. South-west facing window with obscured glazing.



**Bedroom One** 14' 9 x 11' 6 (4.50m x 3.50m)

A spacious double bedroom with north-east facing windows overlooking the rear garden. High ceilings with picture hanging rails. Radiator. Large built-in wardrobe with hanging rails and shelving. Laminate wood flooring.



**Bedroom Two** 13' 5 x 12' 0 (4.10m x 3.70m)

A good sized double bedroom with south-east facing window to the side of the property. Radiator. Carpet floor covering.

**Bedroom Three** 16' 5 x 10' 8 (5.00m x 3.30m)

A spacious double bedroom, currently used as a snug, with south-west facing window overlooking the front garden. Exposed floorboards. Wall light points. Radiator .



*Kitchen* 13' 1 x 11' 6 (4.00m x 3.50m)

A particularly light room with north-west facing windows and north-east facing French doors, flanked on both sides by windows opening to the rear garden. Fitted with a stylish range of high and low level wall units, with integrated Bosch dishwasher and fridge freezer. Space and plumbing for electric oven with extractor fan above. Wood block work surface with stainless steel sink, drainer and mixer taps above. Tiled flooring. Radiator. Kitchen island with cupboards and wood block work surface.



*Shower Room*

Comprising shower unit and hand wash basin. Radiator. Skylight.

*Sitting/Dining Room* 28' 5 x 16' 5 (8.70m x 5.00m)

A stunning and vast room with a particularly high ceiling of 11' 3, with an abundance of light from windows to the north-west and south-west. Exposed floor boards. Sandstone fireplace which is home to a woodburning stove. Radiators. A glazed door leads to the front porch which has windows to either side, a tiled floor and impressive door to the garden. A further door from the sitting/dining room leads to the





*Utility Room* 14' 1 x 6' 7 (4.40m x 2.20m)

Which some may choose to convert to a fourth bedroom, with north east and south west facing windows to the front and rear of the property. Low level wall units with wood block work surface, stainless steel sink with drainer and mixer taps above. Space and plumbing for washing machine and tumble dryer. Recessed spotlighting. Large built-in shelved cupboard. A door opens to the

*Conservatory* 8' 1 x 7' 9 (2.47m x 2.40m)

Of UPVC construction with glazed roof, it makes an ideal boot room. Exterior doors to the front and rear of the property.



## Outside

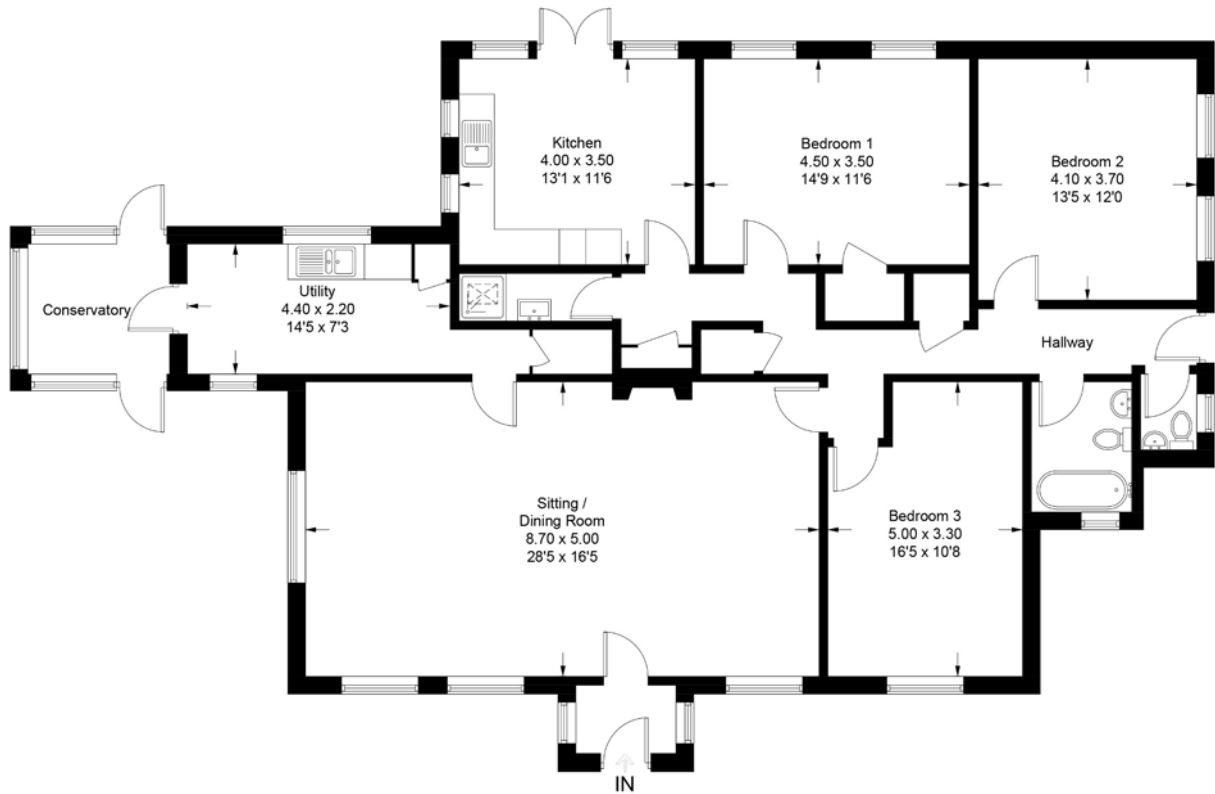
The property is approached from the lane via a shingle drive which provides off-road parking for a number of vehicles. This leads to a garage of brick construction with double doors to the front and a personal door to one side. It measures 16' 3 x 10' 10. The garage opens to a substantial studio which could be used as a home office, gym or studio. It measures approximately 14' 9 x 11'10 and has windows to both sides. At the rear is a large shelved storage cupboard.

The Old School stands in lovely gardens. The front garden is mainly laid to lawn but bordered by beds with mature shrubs and enclosed by hedging and picket fencing. A pathway leads to the front porch and to the conservatory. The rear garden is divided into different sections which include an area with a greenhouse that has access directly onto a track and to a network of footpaths. A further area is laid to lawn and enclosed by hedging where there is access to a woodstore, and a third area which is enclosed by hedging and is laid to lawn with beds and trees including a magnolia. It also has an area of decking along with a stone water feature. Here there is access to the former school cloakrooms which are now used for useful storage. In all, the grounds extend to a quarter of an acre.



# The Old School, Cratfield

Approximate Gross Internal Area = 146.0 sq m / 1572 sq ft



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Produced for Clarke and Simpson

**Viewing** Strictly by appointment with the agent.

**Services** Mains water, drainage and electricity. Oil fired central heating

**EPC** - rated B; Please note the vendors have carried out significant works to improve the efficiency of the house so that the EPC has gone from being an F to an impressive B. Not only have higher levels of insulation been added to the loft space, but UPVC windows installed as well as photovoltaic cells that significantly decrease any electricity cost. A copy of the EPC is available on request from the agent.

**Council Tax** Band D; £1,830.36 payable per annum 2021/2022

**Local Authority** East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 01394 383789

## NOTES

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*May 2021*



## Directions

From the agent's office in Well Close Square, proceed past Framlingham College to Dennington on the B1120. At the junction with the A1120 turn right and take the first left onto the B1116. Continue for a couple of miles and take the first turning right to Laxfield. Continue into the village, turning right at the first T-junction, passing the Co-op on your left. On the right hand bend next to The Royal Oak public house, turn left. Continue on this road, taking the second road on the left, signposted to Cratfield. Keep following the signs to Cratfield, and proceed into the village with the church on the right hand side, to the T junction where the Old School will be found immediately in front of you.



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