



*Town Farm Barn, North Green Road, Cratfield*  
Halesworth, Suffolk, IP19 0QL



MUSKER  
MCINTYRE  
ESTATE AGENTS

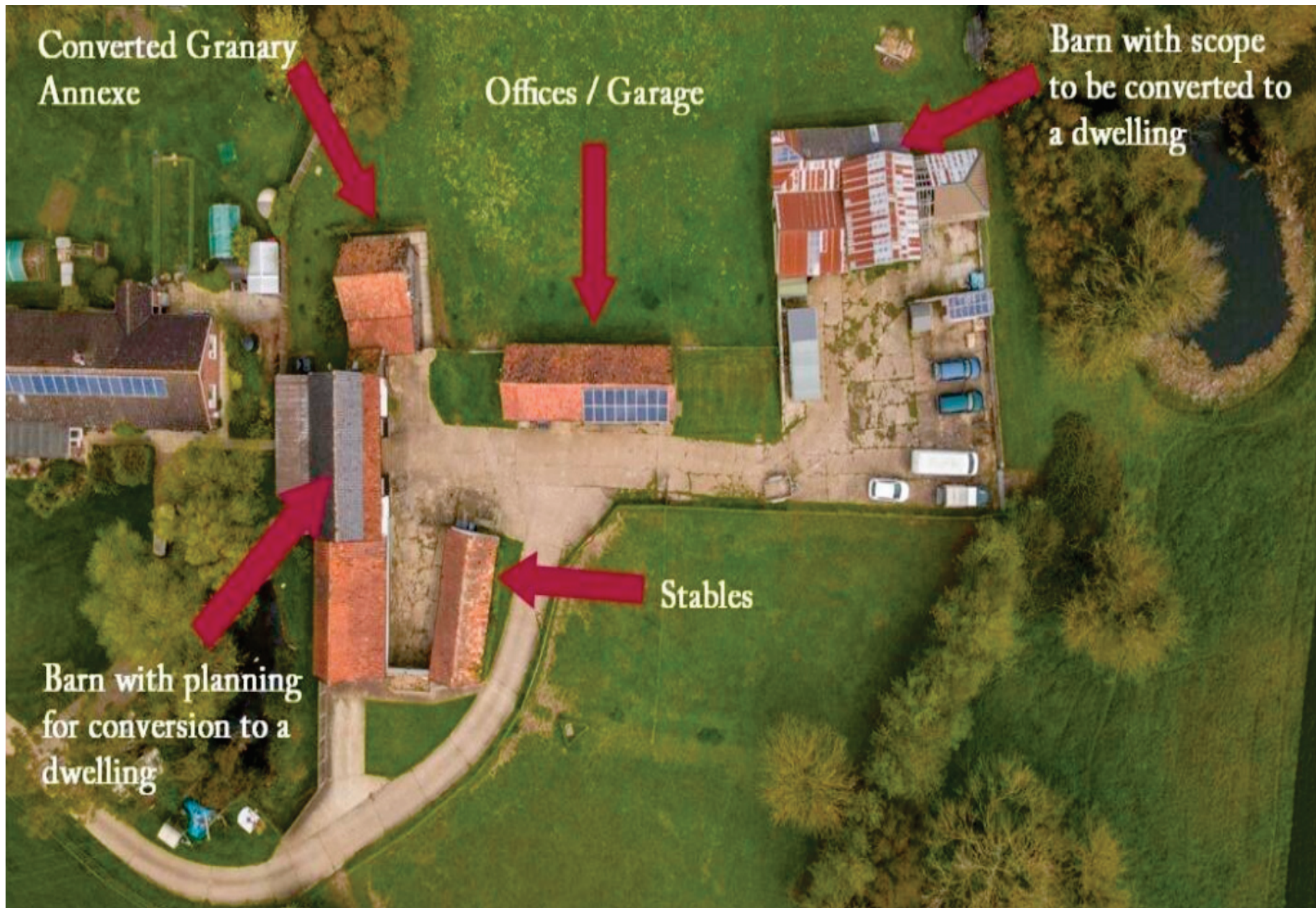
Converted Granary  
Annexe

Offices / Garage

Barn with scope  
to be converted to  
a dwelling

Barn with planning  
for conversion to a  
dwelling

Stables



Town farm Barn consist of a two bedroom converted Granary, along with numerous buildings - A barn with planning permission to convert to a large home, detached workshop/office and garaging. Stable block and three paddocks in grounds extending to over 4 1/2 acre. Offering a buyer an amazing chance to create a lifestyle and business opportunity.

- *The Granary annex-*

Entrance hall

Kitchen/sitting room

Dining room

Utility/wet room

Two bedrooms

Shower room

- *18th Century timber framed barn-*

With full planning permission to convert to a 1,819sq ft home with an additional large 'play room' annex if required. (Plans are available and on the East Suffolk website).

- *Stable block-*

Three brick and block stables with a tack room

- *Workshop/office-*

Detached building with work shop, office and garaging

- *Timber and brick barn-*

Further barn for conversion. (Proposed plans available to view at the property).



### The Properties

Town Farm barn offers a buyer a chance to acquire a package of buildings to develop and work from whilst living in an already converted small building, situated in an attractive rural location, adjacent to just one other dwelling.

The already converted two bedroom house called The Granary was converted in 1999 and offers a buyer a home whilst converting the magnificent 18th century large timber framed barn of over 1,800 sq ft. A link to The Granary will then make this an annex. There is also potential to convert the room attached to the barn, on the other side (known as the playroom) to a second annex.

Nearby is a stable block consisting of three loose box's, a tack room and hard standing with three fenced and hedged paddocks which would suit someone with an equestrian interest for business or pleasure.

Further along is another detached building, where a business can be run from as there is an office, a workshop with garages and storage above.

Another detached brick and timber barn, which is in basic order could also be converted should a buyer wish to pursue further, as plans have already been drawn up.



## Grounds

The properties are approached over a long concrete drive, which is owned by the only other dwelling, Town Farm bungalow. There is also another driveway which gives the properties a private access. The well maintained grounds of approximately 4.55 acres, are mainly used as paddocks and are fenced and planted with mature hedges and trees. There is an enchanting walk through trees which the owner referred to as 'Nut walk' and a large pond teeming with fish which is referred to as 'The swimming pond' all surrounded by beautiful open countryside with far reaching views.

## Location

Cratfield is a small rural village situated three miles from Laxfield, which offers a shop, pubs and a primary school. Just seven miles away is the town of Halesworth which provides many independent shops, a good range of schools, public houses, restaurants, doctors, vets and a supermarket. It has a thriving centre of arts for the community called 'The Cut' which is used as a theatre, cinema, exhibitions and workshops. There is also a train station at Halesworth with services to London Liverpool Street via Ipswich. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a 30 minute drive away.

What3Words location: ///clinking.shallower.liberty



### Fixtures and Fittings

All fixtures and fittings are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

### Services

Oil central heating. Mains electric and water. Private drainage. 16 PV solar panels provides an income.

EPC Rating: B - The Granary

### Local Authority:

East Suffolk Council

Tax Band: B - The Granary

Postcode: IP19 0QL

### Agents Note

This property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

### Tenure

Vacant possession of the freehold will be given upon completion.

## Guide Price £650,000

Approximate Gross Internal Area = 208.6 sq m / 2245 sq ft  
Outbuilding = 236.5 sq m / 2546 sq ft  
Total = 445.1 sq m / 4791 sq ft (Excluding Gallery / Open Area)



For identification purposes only. Not to scale. Copyright fullaspect.co.uk  
Produced for Clarke and Simpson

## To arrange a viewing, please call 01986 888205

Offices throughout Norfolk & Suffolk:

Bungay 01986 888160

Diss 01379 644822

Harleston 01379 882535

Loddon 01508 521110

# www.muskermcintyre.co.uk

Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



HALESWORTH OFFICE  
15A Thoroughfare  
Halesworth  
Suffolk  
IP19 8AH

Tel. 01986 888205

halesworth@muskermcintyre.co.uk