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West Hinder, Manse Lane, Cratfield,
Halesworth, Suffolk, IP19 0DJ

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West Hinder is a well presented, light and extremely spacious four bedroom family home occupying a plot of approximately 1/2 acre of wonderful well tended gardens, with open rural views to the rear.

Accommodation comprises:

- Entrance porch
- Hallway & Cloakroom
- Kitchen/breakfast room
- Generous sitting room with attractive open fireplace
- Family room with store room
- Dining room
- Garden room
- Four double bedrooms - the master being particularly generous
- Family bathroom, two en-suite's
- Oil fired central heating
- Attached double garage with a studio/workshop above
- Long tree lined drive leading to plenty of parking
- 1/2 acre of beautiful lawned and well planted mature gardens with vegetable plots, greenhouse and garden shed
- Versatile accommodation with possibilities for multi generation living with annex potential
- Quiet village location



The Property

West Hinder is an extremely well presented detached modern house with a front porch opening into a hallway with stairs to the first floor and a cloakroom. There are two generous dual aspect reception rooms, both enjoying views over the rear garden and countryside beyond. The sitting room is fitted with an attractive cast iron open fireplace with wooden surround with double doors leading to the family room, a lovely large light room which could have a variety of uses or annex potential with the store room converted to an en-suite.

Off the hallway to the other side is the kitchen/breakfast room which is fitted with a range of pine wall and base cupboards and pine cladd ceiling. A door takes you through a passage and into the double garage which is fitted with two up and over doors and plumbing for a washing machine. A staircase leading to a room above which has been used as a craft/ work room but could be utilised further as an office etc.

To the rear of the hall is a separate dining room with double doors opening into the garden room, which is fully glazed on three sides providing a wonderful place to sit and enjoy the views over south facing gardens and countryside. A cupboard houses the oil fired boiler. Off the first floor spacious landing are four double bedrooms, the main bedroom is a good size with an en-suite shower room with a further bedroom fitted with an en-suite cloakroom and a dressing area. There is also a well appointed family bathroom. This substantial family home benefits from oil fired central heating and double glazing.



Gardens

The property is set well back from the road, approached over a long driveway which is lined with trees and lawns planted with flowers. The gravel driveway provides plenty of parking to the front of the house and leads to the attached double garage. The wonderful established gardens of approximately 1/2 acre are predominately found to the rear of the property consisting of well tended lawns edged with flower and shrub beds with hedging and mature trees backing onto open countryside. Immediately to the rear of the house is a large decked area, a lovely place to sit and enjoy this wonderful space. There are several vegetable plots with a greenhouse and a timber shed.

Location

The house is situated in the village of Cratfield, a small rural village. Laxfield is three miles away and provides a local shop, pubs and a primary school, while The small market towns of Harleston and Halesworth are both around seven miles away, providing further shopping and weekly markets as well as all the necessary everyday amenities; the latter also has a mainline railway station with regular services to London. The unspoilt heritage coastline of Suffolk with the glorious beaches of Southwold, Dunwich and Walberswick are a 30-minute drive away.



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 fired central heating. Mains electric, water and drainage are connected.

Local Authority:

East Suffolk Council

Tax Band: E

Postcode: IP19 0DJ

EPC Rating: E

Agents Note

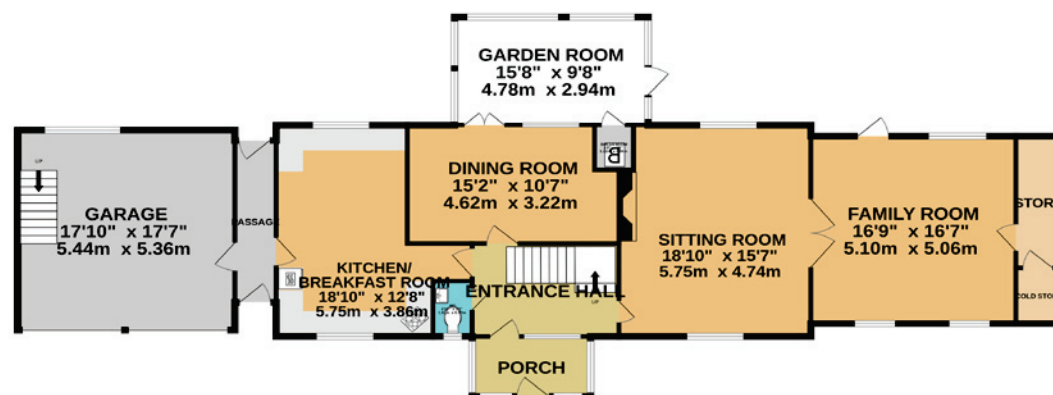
This property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

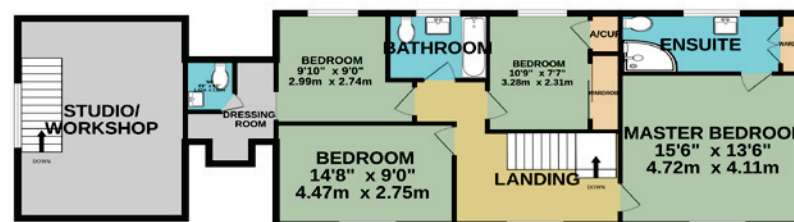
Vacant possession of the freehold will be given upon completion.

Guide price £745,000

GROUND FLOOR
1715 sq.ft. (159.3 sq.m.) approx.



1ST FLOOR
1120 sq.ft. (104.1 sq.m.) approx.



TOTAL FLOOR AREA : 2835 sq.ft. (263.4 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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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