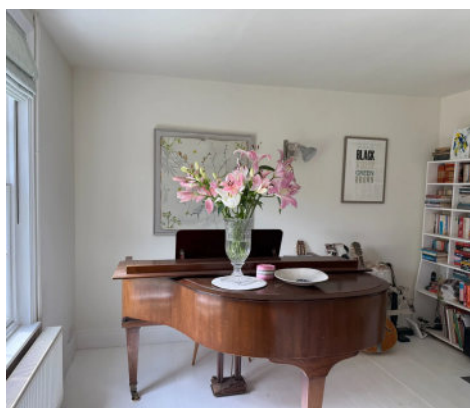




The Manse, Manse Lane, Cratfield, Suffolk IP19 0DJ

A well-proportioned and charming, four bedroom detached house with studio, within the village of Cratfield.

Guide Price £650,000 Freehold

P7963MC



Summary

Entrance hall, sitting room, snug, kitchen/dining room, utility room and cloakroom.

Four bedrooms and bathroom.

Studio with shower room.

Off-road parking.

Grounds of 0.15 acres.

Location

The Manse is situated within the pretty and rural village of Cratfield within close proximity of the Village Hall and with easy access to footpaths and small lanes. Within three miles is the village of Laxfield. Here there are two public houses, a Co-Op store, hardware store and primary school.

Halesworth is approximately 7 miles and provides many independent shops, public houses, restaurants, doctors, vets and 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 Station. Diss is 16 miles from the property with direct rail links to Norwich as well as having Tesco, Morrison and Aldi supermarkets. The historic market 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 17 miles.

Description

The Manse is a handsome period house of predominantly brick construction under a slate roof. The property has been stylishly refurbished in recent years and on the ground floor is a hallway, two reception rooms, a kitchen/dining room with bespoke units, utility room and cloakroom. On the first floor are four bedrooms and a bathroom. Externally, there is off road parking and a pretty garden which is also home to a studio with reception room and shower room as well as a veranda to the front.





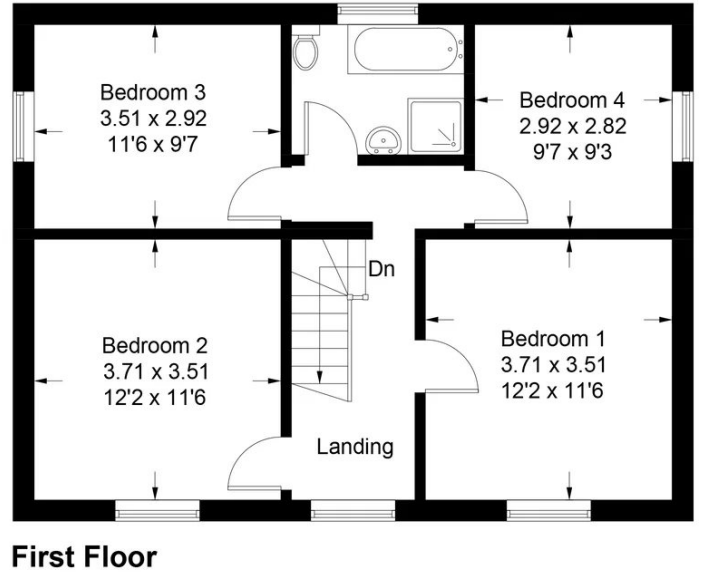
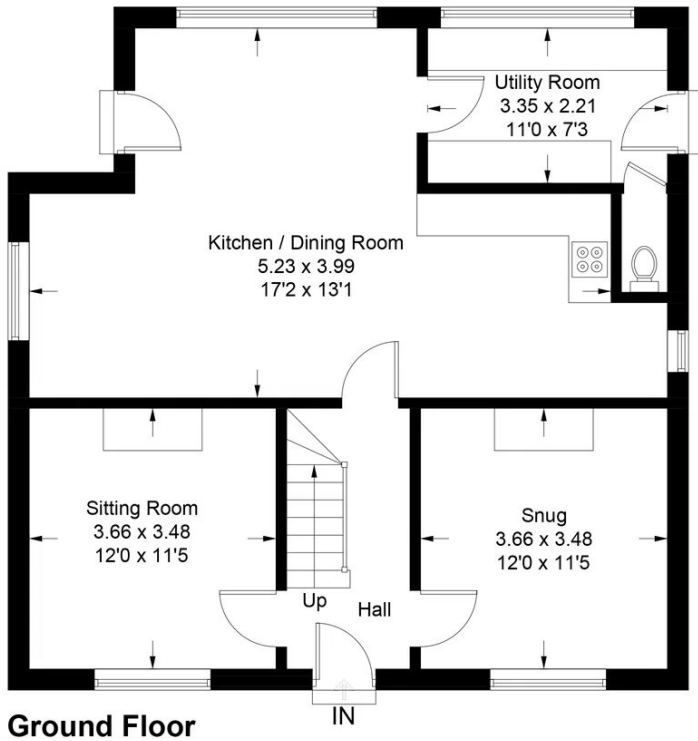






The Manse, Cratfield

Approximate Gross Internal Area = 140.3 sq m / 1510 sq ft



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Produced for Clarke and Simpson

Directions

From the agents 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 on the right towards Laxfield. Continue into the village, turning right at the T-junction, passing the Co-Op on the left. At the next right-hand bend, next to The Royal Oak, turn left. Continue on this road taking the second road on the left, signposted Cratfield. Keep following the signs to Cratfield and proceed into the village with the church on the right-hand side. At the T-junction turn left and follow this road until turning left onto Manse Lane. Follow the lane where The Manse will be found a short way along on the right-hand side.

For those using What3words: [///breakfast.printing.embellish](https://www.what3words.com/#!/breakfast.printing.embellish)

Viewing Strictly by appointment with the agent.

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

Broadband To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC Rating = F (copy available from the agents via email)

Council Tax Band D; £2,263.70 payable per annum 2026/2027

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000.

NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers and buyers identity.

August 2026



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