

Linstead Farm
Cottage Bell Green
Cratfield
Halesworth







Linstead Farm Cottage Bell Green

Guide Price £350,000

Countryside Living, Perfected...

Set within open Suffolk countryside, Linstead Farm Cottage is a beautifully presented home enjoying far-reaching views across surrounding fields, coupled with a wonderful sense of peace and privacy.

Approached via a gated entrance, the property offers a generous parking area for several cars and a welcoming first impression, with its attractive façade and well-kept grounds. The gardens extend to the rear and side, where a variety of seating areas have been thoughtfully positioned to take full advantage of the rural outlook. A summer house, greenhouse and productive garden areas add to the appeal, offering both lifestyle flexibility and a connection to the outdoors.

Internally, the cottage is filled with natural light, with each room enjoying an outlook over the surrounding landscape. The sitting room provides a comfortable retreat, complete with a wood-burning stove, while to the rear a well-appointed open-plan kitchen/dining space forms the heart of the home, perfectly arranged for both everyday living and entertaining, with a breakfast bar, integrated appliances, and direct access to outside via French doors.

Practicality is well considered, with a useful boot room and ground floor WC cloakroom/utility space, while upstairs the property offers three bedrooms, including two generous doubles, alongside a modern, fully-tiled family shower room, with a large walk-in shower

The property is ideally positioned on the edge of Cratfield, a well-regarded village with a strong sense of community, yet remains conveniently placed for access to the market towns of Halesworth, Bungay and Framlingham, each offering a range of independent shops, amenities and schooling. The Suffolk Heritage Coast, with destinations such as Southwold, Dunwich and Aldeburgh, lies within easy reach, providing an excellent choice of coastal walks, beaches and leisure pursuits.

Combining countryside living with accessibility to both town and coast, Linstead Farm Cottage presents a rare opportunity to enjoy a quintessential Suffolk setting with all the benefits of a well-connected location.



Agents notes...

A pre-recorded walkaround tour is available for this property.

A new EPC is being carried out on the 10th April, as the current valid certificate is from before the renovations and the new boiler being installed.

The integrated dishwasher is not working and needs to be replaced.

Vendors' notes...

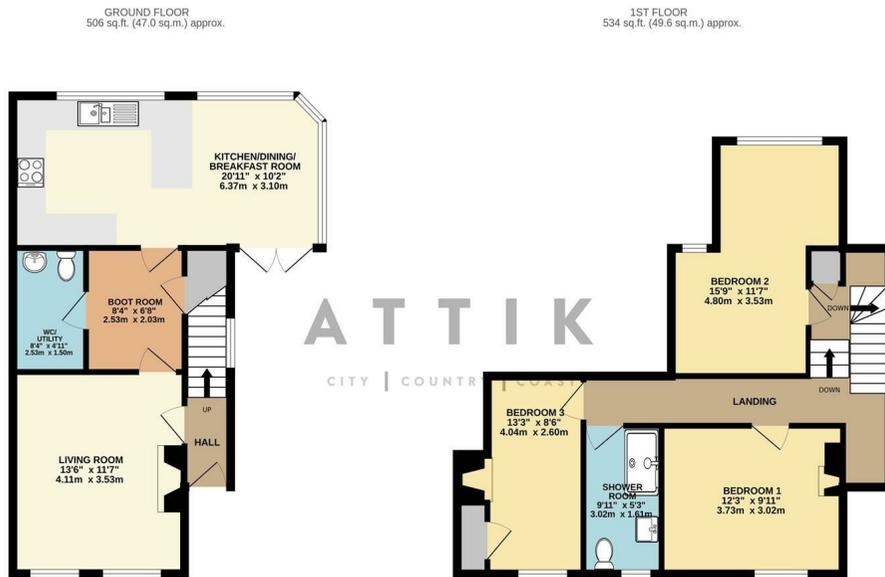
We came to enjoy the peaceful country life. We were attracted by the rolling views, the large garden, and the charming house. We have made substantial improvements: a new log burner and chimney lining, a bespoke extension that capitalises on the magnificent views. We enjoy the peace, the ever-changing landscape, the wildlife, and the dark skies that are perfect for stargazing. The house is warm and cosy, with friendly neighbours and an active village social calendar. There are no plans by the owners of the surrounding fields to build. There are extensive walks over these fields and lanes.



Local Authority
East Suffolk

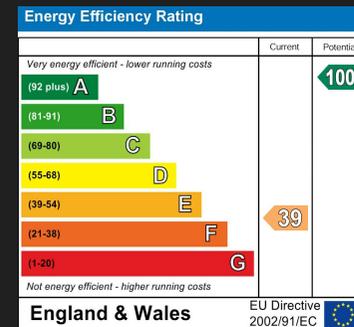
Council Tax Band
B

Directions



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TOTAL FLOOR AREA: 1040 sq.ft. (96.6 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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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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