

JENNIE JONES

EST. 1993

ESTATE AGENTS



BELL GREEN

Cratfield | Suffolk

£245,000

ROSE COTTAGE, BELL GREEN CRATFIELD. IP19 0DL

Laxfield – 2.5 miles
Halesworth – 5 miles
Framlingham – 8 miles

- Entrance Porch ● Sitting Room ● Kitchen ●
- Dining Room ● Utility Area ● Bathroom ●
- Two Bedrooms ● Cottage Garden ●
- Parking ● No Onward Chain ●

The Property

Rose Cottage is a delightful period home, believed to be over 200 years old, offering a wealth of character including exposed ceiling timbers, a fireplace and a beautifully arranged interior.

The front door opens into a porch with stable door leading through to the sitting room, a warm and inviting space with exposed timbers and fireplace. The kitchen is well fitted with wooden worktops, a porcelain sink and central island, creating a sociable and practical space.

To the rear, a superb garden/dining room enjoys a vaulted ceiling and wood burning stove, with doors opening out to the courtyard garden, bringing in excellent natural light. A useful utility area and ground floor bathroom complete the downstairs accommodation.

Upstairs, there are two bedrooms, both enjoying a charming outlook.

Outside

The cottage is approached via a pretty front garden, mainly laid to lawn with a variety of planting and a pathway leading to the entrance.

To the rear is a courtyard garden, ideal for outdoor dining, with views across neighbouring countryside. The property

A quintessential Suffolk thatched cottage full of charm and character



also benefits from off-road parking.

Location

Cratfield is a well-regarded rural village with a strong sense of community, surrounded by open countryside. Nearby Laxfield offers a village shop, primary school and public houses, whilst the market town of Halesworth provides a wider range of amenities including a supermarket and railway station with services to London Liverpool Street.

Services

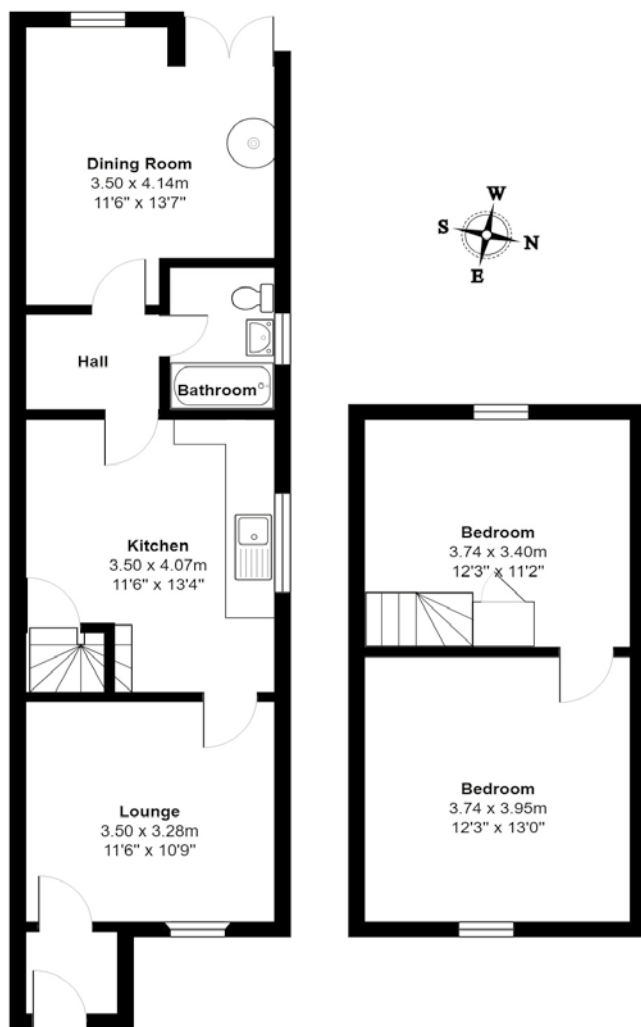
Mains electricity, water & drainage
Electric Heating

Local Authority and Council Tax Band

East Suffolk Council - Council Tax Band C

EPC Rating: E





Total Area: 75.7 m² ... 815 ft²

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