



Rose Farm, Cratfield, Suffolk

For the finer things in property.

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Rose Farm Laxfield Road Cratfield Halesworth Suffolk IP19 0QG

A charming Grade II Listed farmhouse with substantial garden set in an idyllic rural position.

Cratfield 1.8 miles, Laxfield 1.7 miles, Fressingfield 3.5 miles, Halesworth 7.5 miles (Liverpool Street Approximately 2h), Harleston 8.2 miles

Hall | Sitting room | Dining room | Snug | Study
Kitchen/breakfast room | Utility | Scullery
Cellar | Principal bedroom | 3 Further bedrooms
Games room/bedroom | 2 Family bathrooms
2 Attics | Double garage | Outbuildings
Greenhouse | Gardens | EPC Rating G
In all about 1.82 acres

The property

Rose Farm is a delightful Grade II Listed farmhouse dating back to the 16th century. The property displays a wealth of impressive period features including exposed timber beams and original fireplaces alongside impressive, traditional, styling and decor.

The ground floor provides a range of rooms in which to relax or entertain; the dual aspect sitting room with French doors that open onto the gardens and fireplace fitted with a wood-burner; a dining room fitted with a cast-iron open fireplace; a useful study, as well as a snug, also with French doors to the garden. The well-proportioned kitchen/breakfast room is the heart of the home, and benefits from high ceilings, as well as an electric Aga. Adjacent is a traditional scullery, offering ideal cold storage, complete with brick-built wine bins and shelving above. A cellar provides further storage,

together with a utility/cloakroom to the other side of the kitchen.

To the first floor is the primary bedroom, with triple aspect and stunning views over the gardens and countryside beyond, three further bedrooms as well as two family bathrooms. A games room, with access from two sides of the house, offers potential to be used as a fifth bedroom. To the second floor is a substantial amount of attic space which could be converted, subject to the necessary consents.

Outside

The driveway leads to the side of the house, where there is a large gravel parking area and access to the detached double garage. There is also a brick-built outbuilding, currently used as storage and workshop space, which offers potential for conversion, subject to planning. The garden has two greenhouses, one of which is placed to the side of an area of landscaped garden, making an ideal spot for relaxing, while there are also areas of paved terracing for al fresco dining. There are lawns to the front and rear, a meadow area, well-stocked border beds and established hedgerows as well as a mature orchard. The property is also part-moated, welcoming plenty of wildlife throughout the year.

Location

Rose Farm is set in a peaceful rural location between the villages of Cratfield and Laxfield, surrounded by beautiful Suffolk countryside. Laxfield, the larger of the two, contains a good range of local facilities including a general store and post office as well as two pubs, historic parish church and primary school, the property is also within easy reach of renowned public schools such as St Felix in Southwold, Framlingham College and Prep School and Woodbridge School. Excellent state schooling is available at Stradbroke High School and Thomas Mills High School in Framlingham. Framlingham itself is just 8.7 miles away, and is well known for its fine 12th Century castle.





Floorplans

Rose Farm, Laxfield Road, Cratfield, Suffolk
Main House internal area 3,809 sq ft (354 sq m)
Garage internal area 296 sq ft (27 sq m)
Outbuildings internal area 784 sq ft (73 sq m)
Total internal area 4,889 sq ft (454 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Directions

From the A12 at Yoxford, take the A1120/High Street and continue to Sibton. Turn right onto Sibton Green and then at the junction, turn right onto Poys Street and then turn left onto Hubbard's Hill. At the junction, turn right onto Heveningham Long Lane and after 1.7 miles, turn right onto the B1117. Take the first turning on the left onto Barrell's Hill and then turn left to stay on Barrell's Hill. Turn right onto Heveningham Road and after 2.5 miles, turn left at the junction. The entrance will be on the left after 0.2 miles.

General

Local Authority: East Suffolk District Council
Services: Mains electricity and water. Private drainage which is currently being investigated whether it does comply or not.

Council Tax: Band F

Tenure: Freehold

Guide Price: £950,000

Suffolk

The Stables, Wherstead Park, Ipswich, Suffolk IP9 2BJ

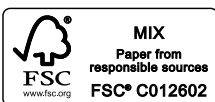
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