

Old Post Office Cottage

Bell Green Cratfield, Halesworth, Suffolk, IP19 0DH





This beautiful cottage, formally the village post office, is believed to date back over 300 years, making it a wonderful piece of living history. Situated within the delightful rural village of Cratfield, this charming four-bedroom semi-detached cottage offers spacious and versatile accommodation, making it an ideal home for families, those seeking a quieter countryside lifestyle or buyers looking for a property with plenty of room to grow.

Upon entering the property, you are greeted by a generous entrance porch which offers an ideal area for coats, shoes and outdoor clothing, particularly suited to countryside living. From here you enter the living room which then flows on to a second reception room, currently used as a snug but providing excellent flexibility for a variety of uses. The ground floor further benefits from a kitchen/diner, complemented by a separate utility room, providing additional space for a washing machine, tumble dryer, useful sink area and plenty of storage. Completing the ground floor accommodation is a conveniently positioned cloakroom/WC leading off the porch.
To the first floor, the property continues to impress with four generous double bedrooms. A particularly generous landing provides an additional sense of space. The first floor is completed by a family bathroom. The property benefits from a spacious, boarded attic with windows, offering excellent potential for conversion into additional living accommodation (stp)
Externally, the property enjoys a particularly generous garden extending to the front and side aspects, providing an excellent amount of outdoor space for entertaining, gardening, relaxing or enjoying family time. The property also benefits from ample off-road parking for multiple vehicles. The property benefits from a detached outbuilding in the garden, complete with electricity, offering excellent potential for use as a home office, studio or versatile additional workspace. Various other outbuildings are also situated within the garden.

Tenure - Freehold
SERVICES - Mains water, drainage and electricity are connected. Heating is provided for by way of gas fired central heating. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).
LOCAL AUTHORITY – East Suffolk - C
EPC – D
VIEWING - Strictly by appointment with the agent's Halesworth office. Please call 01986 872 553.
DURRANTS BUILDING CONSULTANCY - Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations, and project management - please contact the team directly.

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Beautiful family home

Floor Plan



DURRANTS SINCE 1853

Approximate total area(1)

2173 ft²
201.8 m²

Reduced headroom

182 ft²
16.9 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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