Willow Tree
House Bell Green
Cratfield
Halesworth









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Willow Tree House Bell Green

Guide Price £525,000

Generous Country Home, Gardens & Countryside Views
Willow Tree House is an attractive and generously proportioned country home, occupying a peaceful position on Bell Green in the Suffolk village of Cratfield. Set behind established hedging with a good degree of privacy, the property enjoys ample off-road parking, mature gardens and lovely views across the surrounding countryside.

The house is approached over a spacious driveway with two access points, providing parking for several vehicles and leading to the attached garage. A broad front lawn and mature hedging create an appealing sense of seclusion.

Inside, the accommodation begins with a practical entrance porch and boot room, opening into a spacious central hallway. The principal reception room is particularly generous, extending across the width of the house with windows to both front and rear and a wood-burning stove forming a natural focal point. Its L-shaped layout allows for distinct sitting and entertaining areas, while an adjoining room, currently used as a home office, could also serve as an occasional fourth bedroom, hobby room or additional reception space.

On the opposite side of the hallway is the spacious kitchen and dining room, which also enjoys a front-to-back aspect and plenty of natural light. The kitchen offers an extensive range of storage and worktop space, integrated cooking appliances and room for a substantial dining table, together with a useful under-stairs pantry.

Beyond the kitchen is a bright garden room with French doors opening directly onto the garden and views towards the fields beyond. A separate utility room and ground-floor cloakroom sit alongside, while internal access leads through to the attached garage and workshop, providing excellent practical storage and hobby space.

Upstairs, a generous landing serves three well-proportioned bedrooms. The principal bedroom overlooks the garden and surrounding countryside, while the second bedroom is also notably spacious. The third bedroom benefits from a dual aspect and its own en-suite shower room, making it ideal for guests or family members. A family bathroom with freestanding bath and a large airing cupboard complete the first floor.

The gardens are a particularly attractive feature of Willow Tree House. To the rear, a broad patio leads onto a mature garden with a variety of places to sit and enjoy the surroundings. Established trees provide areas of shade, while apple trees, a raised deck and an existing tree house add further interest. Towards the far end of the garden, the outlook opens onto adjoining fields, reinforcing the property's rural setting.

Cratfield is a small Suffolk village surrounded by open countryside, quiet lanes and footpaths, offering a peaceful rural lifestyle while remaining within convenient reach of everyday services. Nearby Halesworth provides a good range of shops, independent businesses, supermarkets, schooling, healthcare facilities and a railway station, while Bungay and Framlingham offer further shops, cafés, restaurants and local amenities.

The area is also well served by a choice of primary and secondary schools, with doctors' surgeries and other day-to-day services available in the nearby market towns and larger villages. The Suffolk Heritage Coast is within easy reach, with Southwold, Walberswick and the wider coastline providing excellent opportunities for days out, while Norwich and Ipswich offer a broader range of shopping, cultural and transport facilities.

With its flexible accommodation, excellent parking, garage and workshop space, mature gardens and countryside outlook, Willow Tree House is a superb opportunity for those seeking a comfortable Suffolk home in a peaceful yet well-connected rural setting.

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

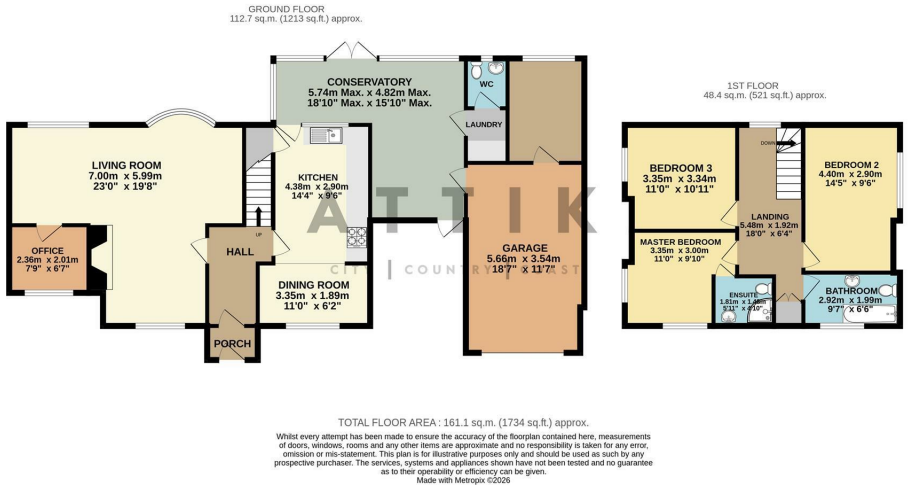












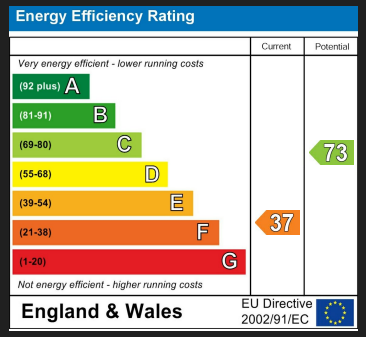
Local Authority

East Suffolk

Council Tax Band

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Directions





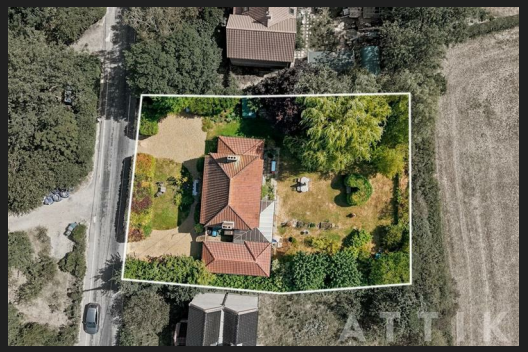
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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

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Wrentham Office Sales

ATTIK City Country Coast

26 High Street

Wrentham

Suffolk

NR34 7HD

Contact

01502 820 028

enquiries@attikccc.co.uk

www.attikccc.co.uk