

*A charming, four bedroomed detached house, located in the popular hamlet of Bell Green, Cratfield, with outstanding rural views to rear and landscaped gardens.*

Offers In Excess Of  
£450,000 Freehold

Ref: P7336/B

Monk Frith

Bell Green

Cratfield

Halesworth

Suffolk IP19 0DH



Entrance hall, sitting room, dining room, kitchen/living area, utility and ground floor shower room.

Principal bedroom with en-suite shower, three further bedrooms and a family bathroom.

Off-road parking for two vehicles, landscaped gardens and outstanding rural views to rear.

#### Contact Us



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## Location

Monk Frith is located in Bell Green within the charming rural village of Cratfield. Within 3 miles is the village of Laxfield. Here there are two public houses, a Co-op store, hardware store and a primary school. Halesworth is approximately 7 miles away and provides many independent shops, public houses, restaurants, doctors, vets and a supermarket. It has a thriving centre of arts for the community called The New Cut, which is used as a theatre and cinema, as well as for exhibitions and workshops. Halesworth offers railway links to London's Liverpool Street. Diss is 16 miles away and offers direct railway links to Norwich and London, as well as having Tesco, Morrison and Aldi supermarkets. The historic town of Framlingham, which has excellent state and public schools, is 10 miles. The unspoilt heritage coastline of Suffolk, with the lovely beaches of Southwold and Walberswick, is a 20 minute drive away.

## Description

Monk Frith is a charming four bedroomed detached village house, situated in the rural hamlet of Bell Green, alongside the popular village of Cratfield. The property was completely renovated in 2008, prior to the vendors' occupation and has been cleverly created to retain many of the original characteristics. The property has rendered and colourwashed elevations under a pitched tiled roof. It has well laid out accommodation with a modern and contemporary feel and comprises entrance hall, sitting room, dining room, kitchen/breakfast room, utility and ground floor shower room. On the first floor is a principal bedroom with en-suite shower room and three further bedrooms which share a family bathroom. The flooring throughout the ground floor is hardwearing engineered oak and the first floor is carpeted. Monk Frith benefits from modern UPVC glazing throughout and LPG central heating. The property is situated to the rear of a landscaped plot, which abuts a meadow to the rear, with uninterrupted rural views. The garden to the front was designed by Chelsea award winning designer Jason Lock which specifically offers a good degree of privacy. The garden is arranged with a sitting area and planted borders with an eclectic mix of cottage style flowers, shrubs and grasses. There are two off-road parking spaces, beyond which is an area of lawn enclosed by hedging and a shared driveway which provides access for Monk Frith and the neighbouring property.

## The Accommodation

### *Entrance Hall*

Entrance hall with engineered oak flooring and coat hooks. This opens into the

### *Reception Hall*

With an impressive central staircase. Doors off to the sitting room.

### *Sitting Room* 13'4 x 12'8 (4.06m x 3.86m)

A light room with large sash-style window to front and woodburning stove, recessed into the chimney breast with a slate hearth. Wall mounted radiators and a good size understairs storage cupboard with light.



*Kitchen/Breakfast Room* 16'5 x 13'5 (5m x 4.09m)

With stepdown and engineered oak flooring. A matching range of high gloss streamlined wall and base kitchen units, with one and a half bowl single drainer stainless steel sink unit with mixer tap over and tiled splashbacks and two rolltop worksurfaces. There is a five ring burner gas hob fuelled by LPG and high level oven and grill. Integrated dishwasher, wall mounted radiator, recessed lighting and ample space for freestanding appliances. This room is divided by a breakfast bar and half wall that opens into what is currently used as an office/dayroom, which could be a family room, with windows to side and French style doors which open out to rear terrace, which are flanked by windows. Wall mounted radiator, recessed lighting.



*Utility Room*

With a matching range of fitted wall and base units, stainless steel single drainer sink with mixer tap over and tiled splashbacks to rolltop worksurfaces, water softener connected. Recessed lighting and extractor fan. There is a floor mounted LPG gas fired boiler and space and plumbing for a washing machine.

*Downstairs Cloakroom/Shower Room*

With built in corner shower cubicle, tiled surround and glass doors, with mains fed shower over. Close coupled WC, hand wash basin, chrome heated towel radiator and shaver point. Recessed lighting and extractor fan.

*Dining Room* 14'2 x 12'4 (4.32m x 3.76m)

A well proportioned room with sash style window to front. Chimney breast with recessed woodburning stove with slate hearth, flanked by book shelving. Wall mounted radiator.





### *First Floor Landing*

With a large sash style window to front and wall mounted radiator. This provides a perfect area for quiet reading. Access to loft and steps up to bedroom one and two.



### *Principal Bedroom* 10'7 x 13' (3.23m x 3.96m)

With sash style window to front and wall mounted radiator. Built in wardrobe with shelving and light. Ornate feature fire place with cast grate with wooden surrounding mantel over. Door to en-suite shower room with built in corner shower cubicle with glass doors, with mains fed shower over. Vanity basin with cupboards under and mixer taps over. Mirror above and shaver point. Closed coupled WC, chrome heated towel rail, extractor fan and ceramic tiled flooring with recessed lighting.



### *Bedroom Two* 13'3 x 10'3 (4.04m x 3.12m)

A further double bedroom with sash window to front and wall mounted radiator. Ornate feature fire place with cast hearth and wooden mantle and surround. Built in wardrobe with shelving and automatic light. Built in linen cupboard.

### *Inner Landing*

Doors off to bedrooms three and four.



*Bedroom Three* 10'7 x 7'3 (3.23m x 2.21m)

A further smaller double bedroom with a dormer window to rear, benefitting from the outstanding views. With wall mounted radiator and wall mounted lights.



*Bedroom Four* 10'5 x 7'3 (3.17m x 2.21m)

A smaller double with dormer window to rear, benefitting from the same views with wall mounted lights and wall mounted radiator.



*Family Bathroom*

With obscured window to rear. Panel bath, with central mixer tap over and close coupled WC. A larger vanity basin with cupboards for storage under, mixer tap over and large mirrored wall above. Shaver point. Wall mounted lights and extractor fan. Oak flooring.



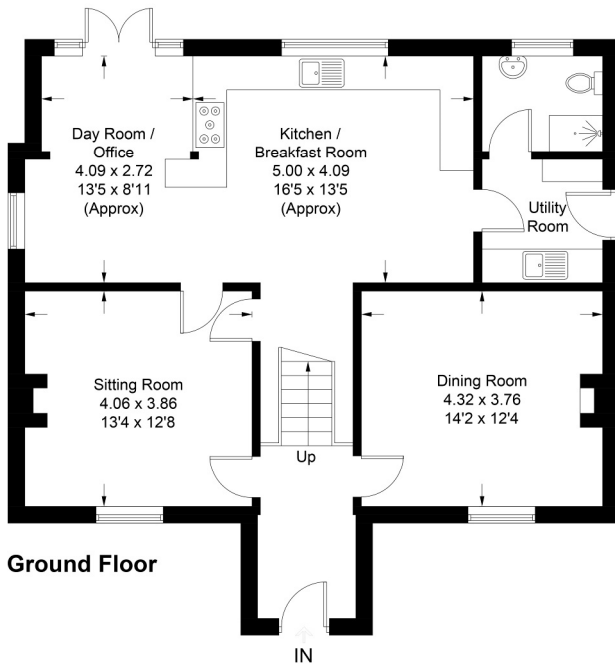
## Outside

The property is approached via a driveway from the highway, which is shared with the neighbouring property, that provides access to two parking spaces and is enclosed by hedging to the front. To the front of the plot there is an area of lawn with fruit trees and cleverly created as a landscaped garden, with a huge degree of privacy and has been designed to create little pockets of garden from where you can sit and enjoy the sun privately. The gardens are well stocked with cottage style planting and a selection of flowers and shrubs. There is a pathway that leads through the garden to the front door. There is access to the side of the property, to the rear garden. Through the gated access to the side of the property, there is a paved pathway that circumnavigates the property and creates a terrace to the rear. The property has outside lighting. The garden to the rear whilst terraced, provides superb views over a neighbouring meadow and rural farmland beyond. It is enclosed by post and rail fencing and hedging, with well stocked beds and a selection of flowering shrubs and cottage style planting. There is a temporary log store to the side of the property with further gated access, an outside tap and timber shed.

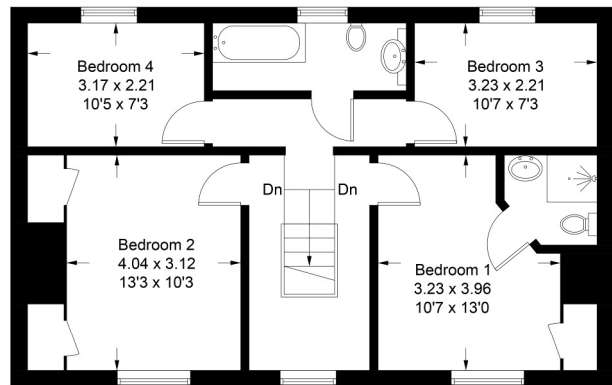


# Monk Frith, Cratfield

Approximate Gross Internal Area = 149.2 sq m / 1606 sq ft



Ground Floor



First Floor

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Produced for Clarke and Simpson

**Viewing** Strictly by appointment with the agent.

**Services** Mains water, drainage, and electricity. LPG central heating. A 2000L tank is submerged under the front garden.

**Broadband** To check the broadband coverage available in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

**Mobile Phones** To check the mobile phone coverage in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**EPC Rating** Band; D (copy available from the agents via email)

**Council Tax** Band; E £2,520.71 payable per annum 2024/2025

**Local Authority** East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000

## NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

**August 25**



## Directions

From the agent's office in Well Close Square, proceed past Framlingham College to Dennington on the B1120. At the junction with the A1120 turn right and take the first left onto the B1116. Continue for a couple of miles and take the first turning right to Laxfield. Continue into the village, turning right at the first T-junction, passing the Co-op on your left. On the right hand bend next to The Royal Oak public house, turn left. Continue to the top of the hill, passing the new development on your right. Take the second road on the left (straight ahead), signposted to Cratfield. Keep following the signs to Cratfield, and proceed into the village with the church on the right hand side, to the T junction. Turn left onto the village street and continue. Monk Frith will be found after a short distance on the right hand side.

For those using the What3Words app: [///range. glitter.riverside](#)



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