

A Suffolk Barn with planning permission to be converted to a dwelling of 1819 sq ft, along with an already converted annexe of 750 sq ft, numerous outbuildings and a further barn with scope for development, in grounds extending to over 4.5 acres.

Guide Price
£650,000 Freehold
Ref: P7222/C

The Barn
Town Farm
Cratfield
Suffolk
IP19 0QL



Barn for conversion - to comprise open plan kitchen/dining room/living room, cloakroom and substantial further reception room that could be converted to additional bedroom accommodation.

Two first floor double bedrooms, both with en-suites.

The Granary Annexe - An already converted barn with kitchen/sitting room, dining room, cloakroom, two bedrooms and shower room.

Excellent complex of outbuildings including offices/workshops, garages, stables and a further Suffolk barn with scope to be converted to another dwelling.

Contact Us



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Location

The property lies in an attractive, rural location adjacent to just one other dwelling. The village of Cratfield itself is just a mile from the property. It also has the advantage of only being just over 3 miles from Laxfield which offers a small Co-op store, pubs and primary school. Halesworth is just 7.5 miles and has further shops and services as well as a railway station. The historic town of Framlingham is just over 10 miles and here there is further schooling, shops and its well known 12th century castle. The Heritage Coast with destinations such as Southwold is 16 miles. Diss, with direct trains to London, is approximately 17 miles.

Description

The property offers an incoming owner vast opportunities. There is currently a small dwelling on site known as The Granary. This was converted in 1999 and comprises a kitchen/sitting, dining room, downstairs wet room/utility, two first floor bedrooms and a shower room. On the 4th May 2023, East Suffolk Council granted planning permission under reference DC/21/4022/FUL for the conversion to a dwelling of the 18th Century timber framed barn that lies adjacent to The Granary. The proposed plans allow for an open plan kitchen/dining/living room along with a ground floor cloakroom and further large reception room (currently shown as a separate empty room). All of this additional ground floor space has potential to be made into 2 or 3 additional en-suite bedrooms, or even a second self-contained annexe, if desired. On the first floor will be two double bedrooms with en-suite shower rooms. A link will lead to The Granary at which time this will become an ancillary unit (The Granary Annexe) rather than an independent dwelling.

Lying adjacent to the barn and The Granary Annexe is concrete hard standing and an excellent array of outbuildings. These include three brick and block stables and a tack room. In addition, are a range of offices/workshops and garages. These are of brick and clay lump construction with rendered elevations under a pan tiled roof. Above them is storage.

Beyond the immediate domestic area and outbuildings is a further concrete yard where there is a brick and timber frame barn that includes a workshop. Whilst in basic order, this has scope to be converted to an independent residential dwelling and in fact, the vendor is in the process of submitting a planning application for this use. Should the planning permission be granted, a buyer may wish to take advantage of the planning and either convert the barn themselves or sell it off to a third party. It should be noted that there are no overage clauses.

The property has grounds of approximately 4.55 acres, much of which is used as paddocks and enclosed by mature hedging and trees. In addition is an idyllic pond.







Barn for conversion



Granary Annexe Sitting Room



Granary Annexe Sitting Room



Granary Annexe Dining Room



Granary Annexe Kitchen



Granary Annexe Kitchen



Granary Annexe Upstairs Shower Room



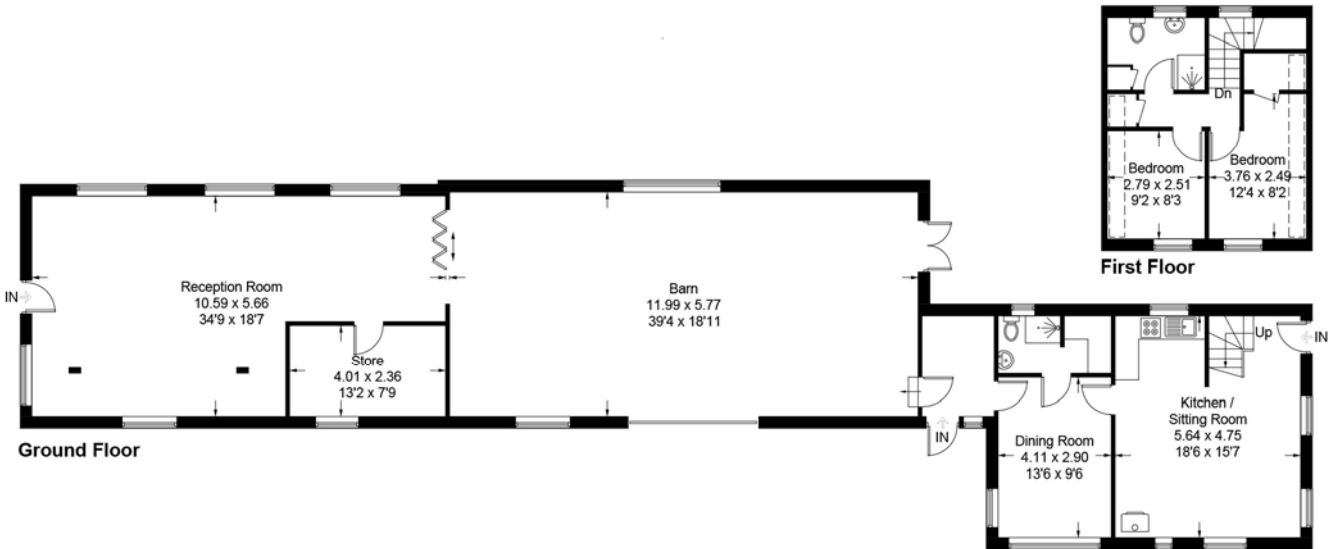
Granary Annexe Bedroom



Granary Annexe Bedroom



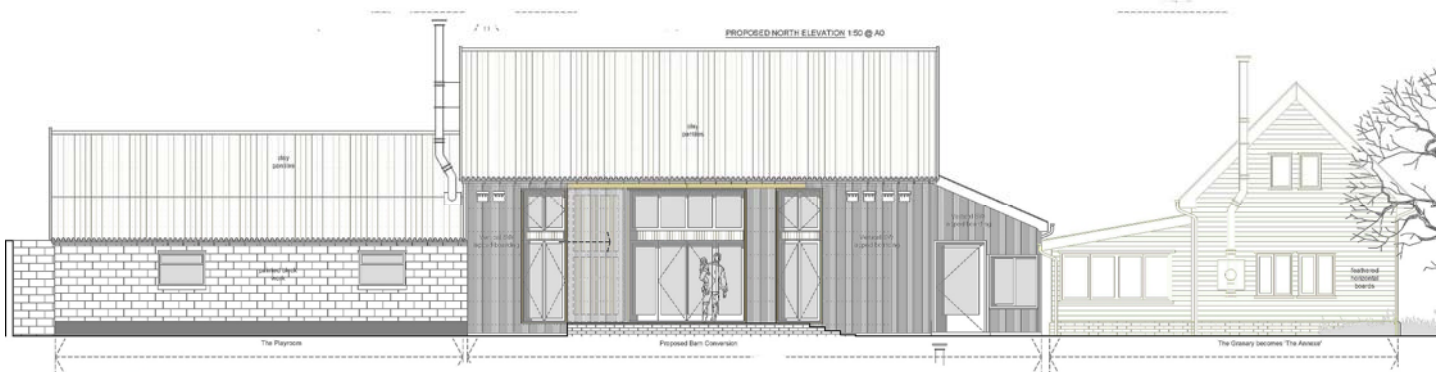
Existing Barn and Granary Floorplan



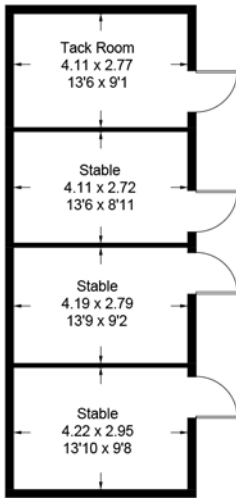
Proposed Barn Conversion Floorplan and the Granary Annexe - (full plans available from the agents and the East Suffolk Planning website)



Proposed North Elevation

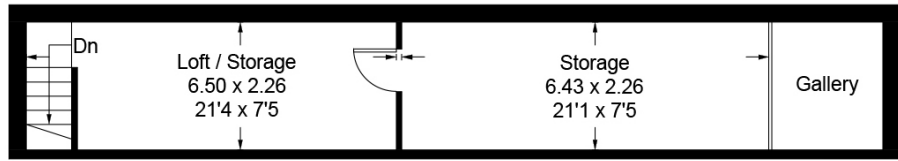


Stables

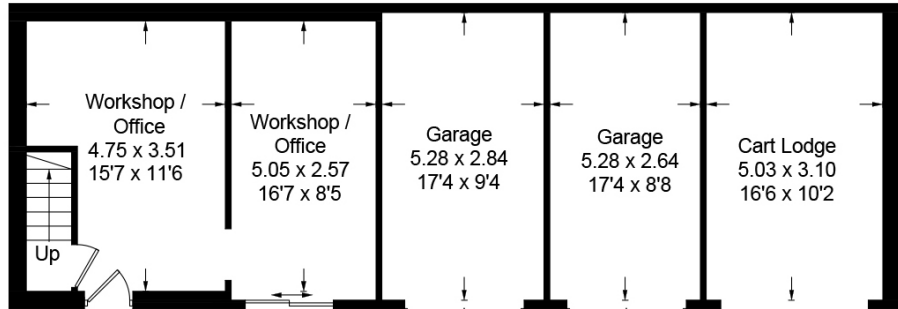


(Not Shown In Actual Location / Orientation)

Office / Workshops and Garages



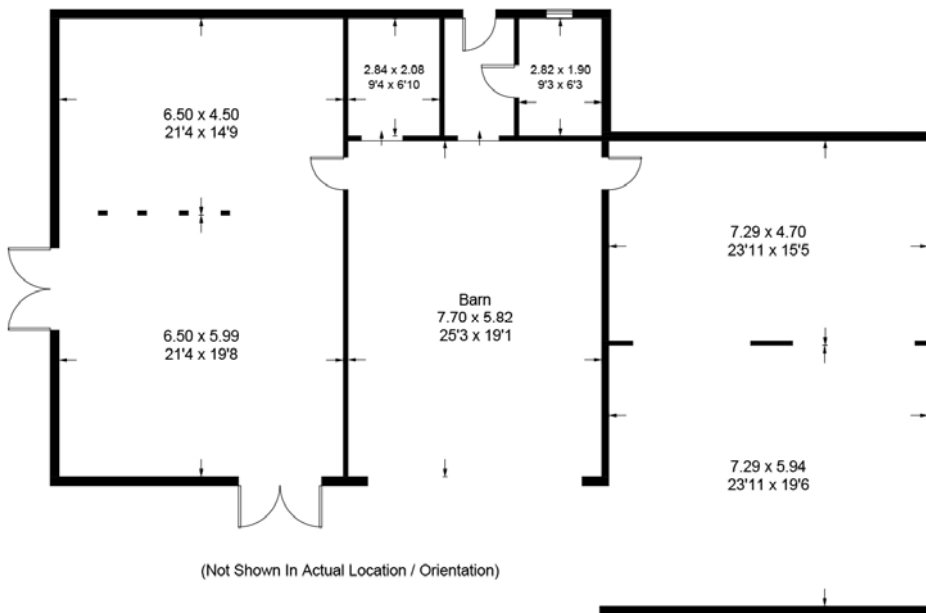
Outbuilding - First Floor



Outbuilding - Ground Floor

(Not Shown In Actual Location / Orientation)

Additional barn with scope for conversion to another dwelling - (proposed plans are available from the agents)



(Not Shown In Actual Location / Orientation)



Indicative Site Plan - 4.55 acres - Refer to boundaries 'on the ground'





Viewing Strictly by appointment with the agent.

Services Mains electricity. Oil fired central heating system to The Granary Annexe. Mains water via the neighbouring dwelling with a sub-meter in place. Private drainage system within the grounds of the barn and shared with the neighbouring dwelling (it should be noted that the septic tank is understood to work in a satisfactory manner but may not comply with the new regulations. Therefore, as part of the barn conversion programme, a buyer should budget to install a new sewage treatment plant. This has been taken into account within the guide price). Bottled gas for hob in The Granary Annexe kitchen. Red diesel tank. 16 PV panels (with space for more) providing an income and reducing electricity bills.

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 = The Granary = B (copy available from the agents)

Council Tax Band -The Granary - B; £1,604.09 payable per annum 2024/2025

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

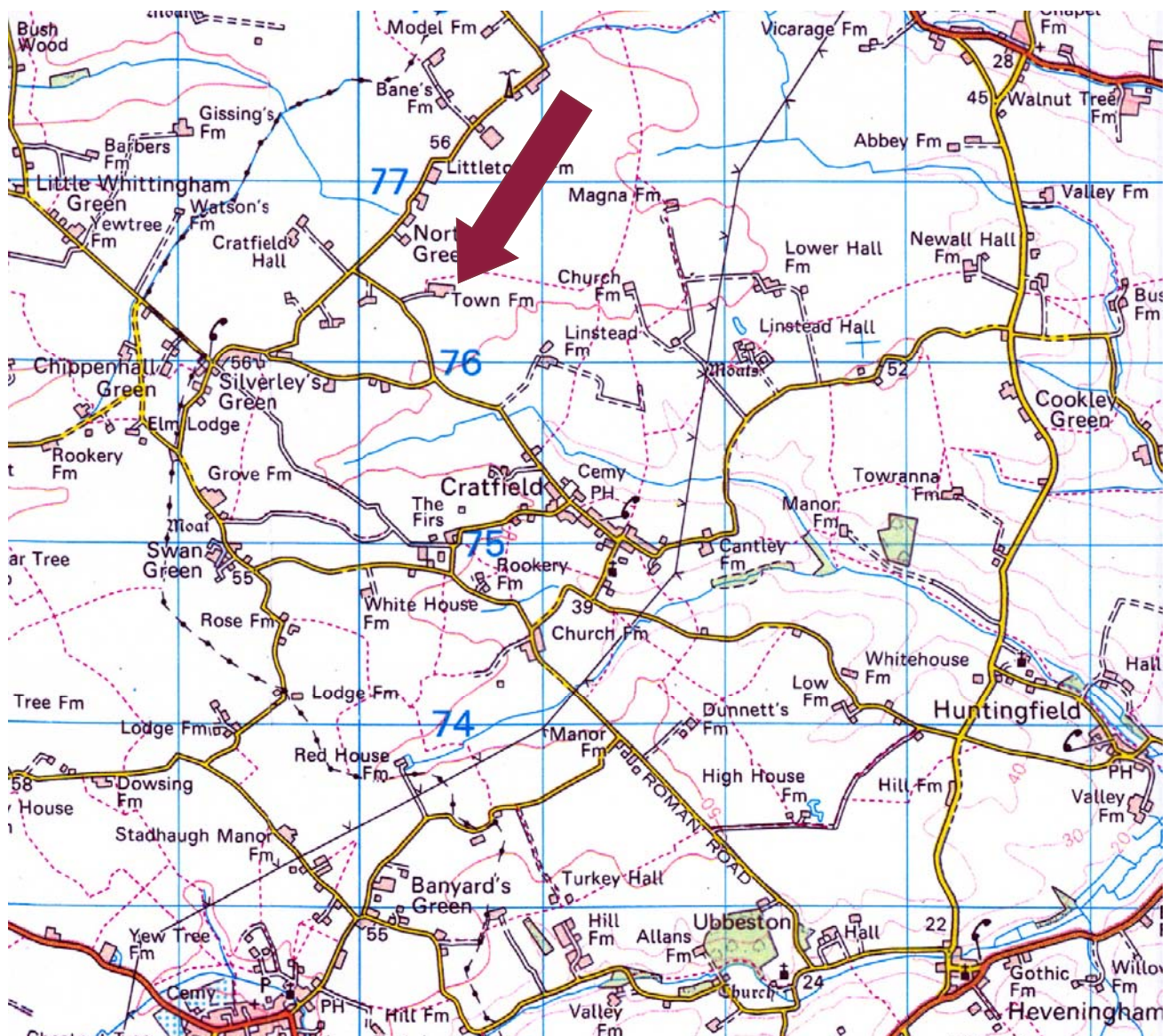
NOTES

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.
3. The property has a right of way over the concrete drive to the highway. There is also a secondary access from the lane onto the Paddocks which could, subject to the normal consents, be used as a further access drive for the second Suffolk barn, should planning permission be granted.
4. As per the site plan included within these particulars, the western boundary of the barn which has planning permission to be converted is the boundary and the neighbours outbuilding adjoins it.
5. A second barn, on the eastern boundary has scope for planning to residential. If in the next 20 years, planning is granted for a residential use, the vendor will receive 30% of the uplift in value.

Directions

From the centre of Cratfield adjacent to the playing field proceed in a north-westerly direction out of the village for approximately 1 mile where the drive to Town Farm and the Barn will be found on the right hand side.

What3Words location: [///clinking.shallower.liberty](https://www.what3words.com/#!/clinking.shallower.liberty)



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