



Palmer & Partners



Belstead Village, Suffolk, IP8 3JU
Guide Price £500,000 to £550,000

Palmer & Partners

The leading independent agents in Essex & Suffolk

palmerpartners.com

- Grade II Listed Dating Back to 1560
- Plot in Excess of Half an Acre (STS)
- Timber Framed Detached Cottage
- Three Good-Sized Double Bedrooms
- Two Generous Reception Rooms
- Ground Floor Family Bathroom
- Kitchen & Utility Room
- First Floor Cloakroom
- Detached Garage & Off-Road Parking
- Mature Wraparound Gardens
- Full of Original Period Features

'Crope Hall' is a charming Grade II listed detached cottage, believed to date back to circa 1560, occupying an idyllic and wonderfully private setting on the outskirts of the highly sought-after village of Belstead. Hidden away and approached via a private drive serving just one other cottage, the property enjoys a truly picturesque position surrounded by open fields, offering a rare combination of seclusion and convenience, with the A12 and A14 commuter trunk roads just a short drive away. Rich in character, this timber-framed cottage retains a wealth of original period features throughout including an impressive Inglenook fireplace, exposed beams, and original brick and tiled floors, all of which combine to create a warm and atmospheric home full of charm and authenticity.

The property sits within mature wraparound gardens extending to in excess of half an acre (subject to survey), providing a beautiful and private outdoor environment. The grounds are thoughtfully established and complement the cottage perfectly, while a large, detached garage adds practicality. Further features include oil-fired heating, mains electricity, and sewage via cesspits discreetly positioned to the rear of the garden. Rarely available, 'Crope Hall' represents a unique opportunity to acquire a historic home in an exceptional countryside setting.

The accommodation comprises a front porch leading into an inviting reception hall, a 20ft dual aspect living room centred around an impressive Inglenook fireplace housing a wood



burning stove, a ground floor bathroom, formal dining room, kitchen, and utility room. To the first floor are three further well-proportioned double bedrooms together with a cloakroom.

The village of Belstead is located on the southern edge of Ipswich, approximately three miles from the town centre and its amenities include a village hall, church, and the popular Belstead Brook Hotel & Spa. The county town of Ipswich offers a range of local amenities including schools, university, shops, doctors, dental surgeries, hospital, two theatres, parks, recreational facilities and mainline railway station providing direct links to London Liverpool Street Station. The town has also undergone an extensive rebuilding and a gentrification programme principally around the

vibrant waterfront which now boasts some lovely bars and restaurants.

Front Porch: There is a stable door opening out to the front and an internal door leading to:

Reception Hall: 11'7" x 10'8" (3.53m x 3.25m) The inviting reception hall has a radiator, original tiled floor and exposed beams, broadband access point, stable latch doors leading to the lobby area and living room, and a doorway into the dining room.

Living Room: 20'8" x 11'4" (6.3m x 3.45m) A dual aspect reception room with two windows to the front and French doors opening out to the rear, two radiators, and an understairs cupboard. The room is full of character with original tiled floor and exposed beams, and a wood burning stove set within an impressive Inglenook fireplace with



bressummer being the focal point of the room.

Lobby Area: Staircase rising to the first floor and a stable latch door leading to:

Family Bathroom: A four-piece suite comprising a bath, bidet, low-level WC and pedestal hand wash basin. The bathroom features a radiator, tiled splashbacks, original brick floor and exposed beams, and an opaque window to the rear aspect.

Dining Room: 14'6" x 8'4" (4.42m x 2.54m) The formal dining room has a window to the front aspect, a radiator, fireplace with wood surround, original brick floor and exposed beams, a door to the kitchen, and a stable door to the utility room.

Kitchen: 12'8" x 8'9" (3.86m x 2.67m) Fitted with a range of modern eye and base units with drawers, roll edge work surfaces, sink and drainer, and tiled

splashbacks. There is an integrated oven with extractor hood over, space for a fridge freezer, with original brick floor and exposed beams. The kitchen is triple aspect with a stable door opening out to the front and windows to the rear and side.

Utility Room: 8'4" x 5'10" (2.54m x 1.78m) The utility room has a window and door opening out to the rear garden, a work surface incorporating a sink with tiled splashbacks, space for a washing machine and tumble dryer, floor-mounted oil-fired boiler, and original brick floor.

First Floor Landing: Stable latch doors leading to the bedrooms and cloakroom.

Bedroom: 14'7" x 9'6" (4.45m x 2.9m) Window to the front aspect, a radiator, exposed beams, and eaves storage.



Bedroom: 11'4" x 10'6" (3.45m x 3.2m)

Two windows to the front aspect, a radiator, and exposed beams.

Bedroom: 11'4" x 9'10" (3.45m x 3m)

Window to the rear aspect, a radiator, exposed beams, and eaves storage.

Cloakroom: A two-piece suite comprising a low-level WC and hand wash basin.

Outside: Set within grounds of more than half an acre (subject to survey) and surrounded by open fields, 'Crope Hall' is approached via a private lane, offering a wonderful sense of peace and seclusion. The mature, well-stocked gardens wrap around the cottage and feature extensive lawned areas, established flowerbeds and shrubs, a summerhouse, mature apple trees, and a patio terrace adjoining the house with steps rising to the lawn.

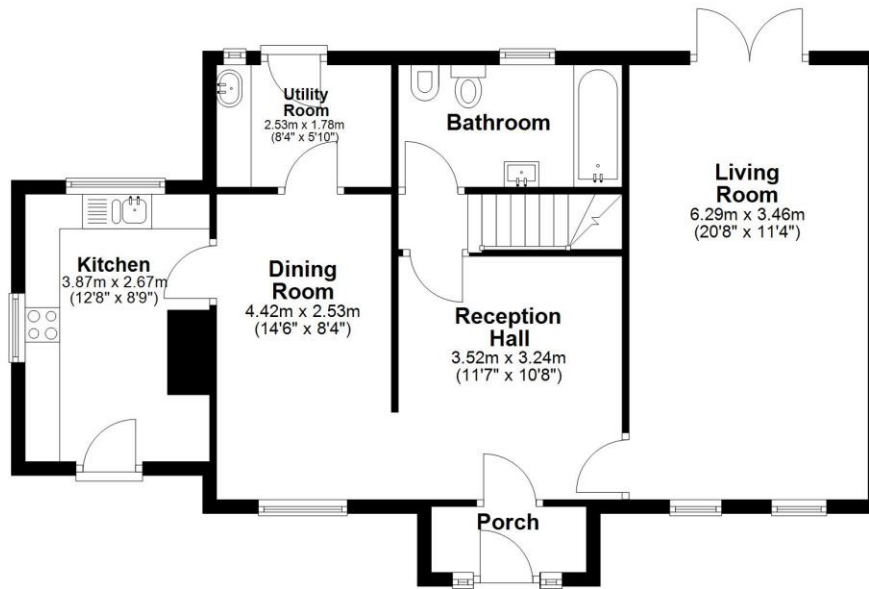
Additional features include an outside

tap, oil tank positioned within the garden, and cesspits discretely tucked away to the rear. Of particular note is the original bread oven retained within the chimney stack, adding further character and charm. To the front, a pathway leads to the entrance door, complemented by an exposed original well, attractive planting and there is off-road parking in front of the garage. An additional parking space can be found at the rear of the garden.

Detached Garage: 24'7" x 12'4" (7.5m x 3.76m) The garage has a large up and over door with pedestrian door opening out to the rear garden, power and light is connected, and there are windows to the rear and side aspects.

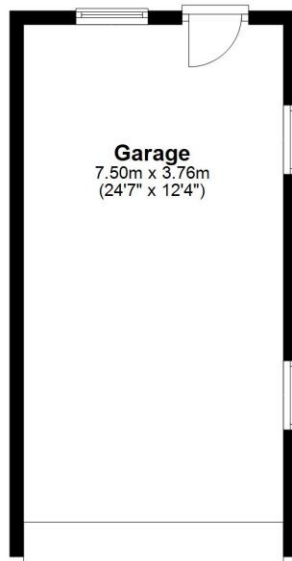
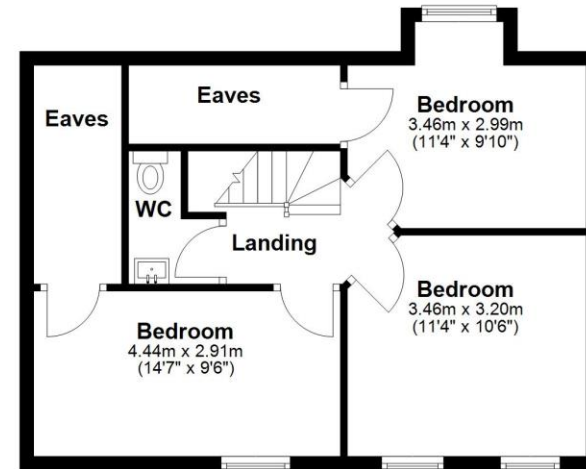
Ground Floor

Approx. 100.6 sq. metres (1083.1 sq. feet)



First Floor

Approx. 46.1 sq. metres (496.1 sq. feet)



Total area: approx. 146.7 sq. metres (1579.2 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.



Attributes

3 Bedrooms, 1 Bathroom, 2 Reception,

EPC Rating: Exempt

Council Tax Band: E



2 St Nicholas Street, Ipswich, Suffolk, IP1 1TJ

01473 211705

suffolk@palmerpartners.com

Palmer & Partners

The leading independent agents in Essex & Suffolk

palmerpartners.com