



Ipswich  
£900,000



## Property Overview

Discover the idyllic charm of Cragpit Farm, a secluded 16th century Grade II listed farmhouse nestled within a generous 2.2-acre plot (stms), situated in the picturesque village of Tattingstone, Suffolk. With its boundaries adjoining the serene banks of Alton Water reservoir and open farmland, this exceptional property offers the perfect rural retreat for families seeking a tranquil lifestyle.

Cragpit Farmhouse has been thoughtfully extended in the early 2000's to combine the allure of its period features with the conveniences of modern living and requires some light modernisation in areas to better suit modern living styles.

Spread across three floors, this enchanting family home presents versatile accommodation, including the potential to create a self-contained annexe or two-bedroom apartment within the main dwelling. The property comprises a welcoming reception hall, five spacious bedrooms, a family bathroom, shower room, three reception rooms, a delightful kitchen/dining area, utility/boot room, and two separate staircases.

This stunning property also boasts a wealth of additional outbuildings, including a triple garage complete with an attached conservatory, a four-bay cart lodge, hay barn, and a versatile pottery studio/office/play barn. These buildings offer excellent potential for further development, such as a detached annexe or holiday home, subject to relevant permissions.

Set within approximately 2.2 acres of beautifully maintained grounds, this exceptional garden is a true sanctuary for nature lovers. At its heart lies a mature 28-tree fruit orchard, offering a bountiful variety of seasonal produce. The landscape is thoughtfully designed to encourage biodiversity, with a rich tapestry of native and ornamental trees, flowering shrubs, and hedgerow borders that provide shelter and habitat for a wide array of birds and wildlife.

Winding grass paths and open glades create a sense of peaceful seclusion, while the surrounding hedges offer privacy and a natural boundary. Whether you're an avid gardener, a keen birdwatcher, or simply seeking a tranquil retreat, this garden offers a rare blend of cultivated beauty and natural charm — a haven where both people and wildlife thrive.





## Lifestyle in Tattingstone

Nestled in the heart of the Suffolk countryside, the charming village of Tattingstone offers a quintessential rural lifestyle with excellent access to local amenities and transport links. This picturesque village is steeped in history and surrounded by rolling farmland, yet remains conveniently close to the vibrant county town of Ipswich, and Manningtree just a short drive away.

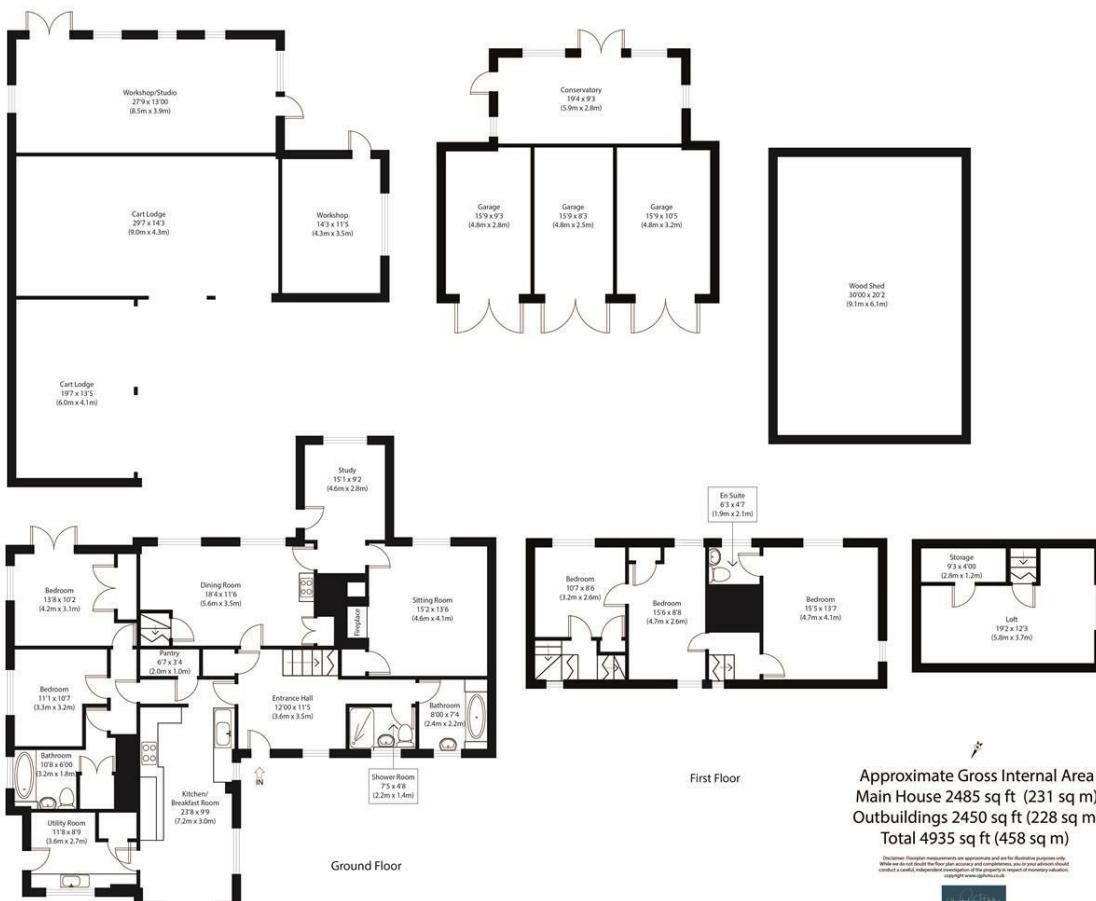
The property enjoys a truly enviable position on the banks of Alton Water, one of the region's most scenic and well-loved reservoirs. Alton Water offers a wide range of outdoor pursuits including sailing, fishing, cycling, and walking, making it a haven for nature enthusiasts and active lifestyles alike. The views across the water are ever-changing and provide a peaceful, natural backdrop throughout the seasons.

Tattingstone benefits from a strong sense of community, a well-regarded village primary school, and a traditional village pub. The nearby A137 offers easy access to Manningtree and Ipswich railway stations, both of which provide direct links to London Liverpool Street, making the location ideal for commuters seeking countryside living with excellent connectivity.





## Floor Plan



## Location Map



**Important Information:**  
**Tenure** - Freehold (Grade II listed)  
**EPC** - Exempt  
**Council Tax Band** - E  
**Services** - Mains Electric, Mains Water & Private Drainage  
**Heating** - Radiators via Oil boiler  
**Mobile Coverage Indoor**: All networks outdoors are likely but only O2 offers limited coverage indoors  
**Broadband**: Standard broadband is available at this address

## Viewing

Please contact our Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.