



The Tye

Barking

Asking Price £337,500

LACY SCOTT  
& KNIGHT

est. 1869

# I Bridge Cottages

The Tye | Barking | Ipswich | IP6 8JB

Needham Market 3 miles, Ipswich 8 miles, Stowmarket 6 miles

Semi detached 3 bedroom cottage, situated toward the far end of a quiet no through road, with spectacular views over open countryside to both the front and the rear of the property.

Entrance Porch | Sitting Room | Dining Room | Kitchen/Breakfast Room | Garden Room/Boot Room | Cloakroom | 2 Bedrooms Plus Landing Bedroom | Family Bathroom | Garage | Ample Parking To Front | Enclosed Garden To Rear | Double-Glazing | Oil Central Heating | Well Thought Of Village

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Beyond the half glazed front door, there is an entrance porch, with tiled flooring and radiator, which in turn opens into the main sitting room, which benefits from a multi fuel woodburner, with exposed brick chimneybreast, with wonderful views over open countryside to the front. In the sitting room there is open studwork beyond which can be found a dining room, from which there are glazed double doors to the garden room/boot room, as well as stairs to first floor and doorway leading into the kitchen/breakfast room. The kitchen/breakfast room is a particular feature of this property, due to the wide range of wall, base and drawer units, as well as sink unit, with mixer taps and plumbing for washing machine and space for cooker, as well as fridge. The kitchen enjoys a wealth of natural light provided by a picture window which enjoys views over the fields to the front, plus further windows to side and window overlooks the rear garden.

At first floor level there can be found 3 bedrooms, including a landing bedroom, which benefits from eaves storage and overlooks the rear garden, off of which there is a door to the family bathroom, which comprises wood panel bath, with



electric shower over, pedestal wash handbasin and low flush wc. The remaining two double bedrooms are of a good size, the principal of which benefits from a built-in wardrobe, as well as views over countryside, whilst Bedroom 2 features beams and enjoys views over the rear garden.

## Outside

To the front of the property there is ample parking, beyond which can be found a garage, which benefits from light and power, as well as up and over door to front, plus further personal door, which in turn leads out to the rear garden. To the rear of the garage there is a covered area, beyond which there is a lawned garden, which is enclosed by fence surround and within which can be found a shed, which also benefits from light and power, as well as an oil tank and a paved patio area immediately to the rear of the property.

Overall, taking into account the very good condition in which the property is presented, but especially the wonderful views that the property affords over open countryside both to the front and the rear will ensure the property attracts a wide range of potential purchasers. Therefore, we would recommend an early inspection to avoid disappointment.

## Location

Barking is a small rural hamlet set to the outskirts of Needham Market, offering a village green, church, village Tye with children's play area, 'The Fox' Public House, nursing home and many meandering footpaths offering splendid countryside walks. The small town of Needham Market is approximately two miles distant offering a good selection of everyday amenities including doctors' surgery, post office, butchers, bakeries, Co-op

superstores, a range of independent shops and Public Houses as well as a railway station providing services to Cambridge and Ipswich and onward to London Liverpool Street Station (approximate journey time of 80 minutes). Also within the vicinity is Alder Carr Farm Shop and Needham Market Lake Conservation Area.

The village is well placed for access to the A14 trunk route which is approximately 5 miles to the north east, and the county town of Ipswich is some 8 miles to the south east.

### Services

Mains water, electricity and drainage are understood to be all connected, with the property heated via an oil fired central heating system.

### Local Authority

Mid Suffolk District Council - Council Tax Band C.

### Tenure - Freehold.

### Broadband Speed

Standard Predicted of 22Mbps (source Ofcom).

### Mobile Coverage

Between 60% and 77% (source Ofcom).

### Directions

Travel on the B1078 into Barking Tye. At The Tye follow the road round as it bears sharply round to the right, where you will take the next turning off to the right onto a track, continue along this for approximately a quarter of a mile where the property will

be found on the left hand side and will be marked by a Lacy Scott & Knight For Sale board.

### what3words

nail.goose.escaping

### Disclaimer

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**Plans, Areas and Schedules**

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# 1 Bridge Cottages

Approximate Area = 1015 sq ft / 94.3 sq m

Garage Area = 284 sq ft / 26.4 sq m

Outbuilding Area = 83 sq ft / 7.7 sq m

Total Area = 1382 sq ft / 128.4 sq m

For identification only - Not To Scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurements Standards. Produced For Lacy Scott & knight



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 74 C      |
| 55-68 | D             | 64 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Tel: 01284 748600

10 RISBYGATE STREET, BURY ST EDMUNDS, IP33 3AA

Tel: 01449 612384

MARKET PLACE, STOWMARKET, SUFFOLK, IP14 1DN

