

Rock Estates

# Moat Farm Barn, The Tye

Barking, Ipswich, IP6 8JE

**Offers in excess of £400,000**

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# Moat Farm Barn, The Tye

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- NO ONWARD CHAIN
- Three Bedroom Barn Conversion
- Off Road Parking
- Dining Room & Living Room
- South/ East Facing Garden
- Exposed Beams & Character Throughout
- Semi-Rural Village Location
- Ensuite to Master Bedroom
- Easy Access to Travel Links & A14
- Within Easy Reach of Needham Market Amenities & Train Station













Nestled within the peaceful Suffolk countryside, this charming period home beautifully combines character, and modern practicality, offering an idyllic village lifestyle just two miles from the market town of Needham Market.

An entrance porch leads into a welcoming hallway with a useful utility room, ground floor cloakroom and storage space. At the heart of the home is a spacious country-style kitchen, offering generous worktop space and ample storage.

The adjoining L-shaped dining room provides an excellent setting for family meals and celebrations, flowing effortlessly into the inviting living room. Featuring an attractive exposed brick fireplace and beautiful original beams, this cosy reception room is full of character and provides the perfect place to relax.

The first floor offers three well-proportioned bedrooms, each enjoying an abundance of natural light and charming period features. The principal bedroom benefits from a modern ensuite shower room, while the remaining bedrooms are served by a well-appointed family bathroom.

Outside, the fully enclosed south-east facing garden has been designed for both relaxation and entertaining. A generous sun terrace provides the perfect setting for alfresco dining, summer barbecues or a morning coffee, whilst the remainder of the garden offers space for children and pets to enjoy. The property also benefits from off-road parking for up to four vehicles.

Barking is a picturesque Suffolk village surrounded by beautiful countryside, with scenic walks available directly from the doorstep and the popular Barking Fox public house just a short stroll away.

Nearby Needham Market offers an excellent range of independent shops, cafés, pubs, schooling and everyday amenities, together with a railway station providing links to Ipswich, Cambridge and London. The A14 is also within easy reach, making this an ideal location for those seeking the perfect balance between rural tranquillity and modern convenience.













**Front**
Enclosed private shingle driveway with mature shrubs. Oil tank. Gated access to porch-

**Entrance Hallway**
Strange cupboard. Doors to:

**Kitchen**
10'2" x 8'6" (3.10 x 2.60)
Window over looking rear garden. Range of wall and floor mounted units and drawers. Ample worktop space with inset stainless steel sink with dual drainer and mixer tap over. Inset electric with extractor fan over. Integrated under counter oven. Integrated dishwasher. Tiled splash backs. Exposed beams.

**Utility Room**
6'6" x 6'2" (2.00 x 1.90)

**Cloakroom**

**Dining Room**
18'0" x 11'10" (5.50 x 3.62)
Two windows to front aspect. Exposed beams. Stairs to first floor. Radiator. Door to:

**Living Room**
17'9" x 11'7" (5.43 x 3.55)
Dual aspect windows. Exposed beams. Brick feature fireplace with oak mantel. Radiator.

**Landing**
Exposed beams. Doors to:

**Bedroom One**
13'2" x 11'10" (4.03 x 3.61)
Windows to rear aspect. Exposed beams. Radiator. Door to:

**Ensuite**
6'10" x 3'11" (2.10 x 1.20)
Shower cubicle. Low level W.C. Pedestal hand wash basin with tiled splash back. Exposed beams. Extractor fan. Radiator.

**Bedroom Two**
11'4" (max) x 9'1" (3.46 (max) x 2.79)
Dual aspect windows. Exposed beams. Radiator.

**Bedroom Three**
10'1" x 8'4" (3.08 x 2.56)
Window to rear. Exposed beams. Radiator.

**Bathroom**
6'6" x 5'10" (2.00 x 1.80)
Window to side. Bath with shower attachment over. Low level W.C. Pedestal hand wash basin. Exposed beams. Part tiled walls. Spotlights. Extractor fan. Heated towel rail. Radiator.

**Rear Garden**
The rear garden is fully enclosed with wooden fencing and a side gate providing access to the front. The garden is partly laid to lawn, but benefits a wooden decked area perfect for outdoor relaxing and entertaining. The garden also offers a useful storage shed, tap and lighting.

**Parking**
On the private shingle driveway there is off road parking for a number of cars.

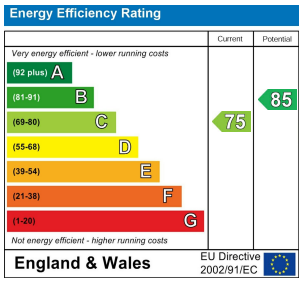
## Floor Plan

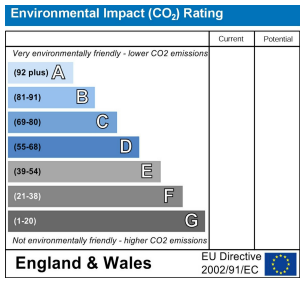



## Area Map




## Energy Efficiency Graph




## Viewing

Please contact our Rock Estates Office on 01449 723441 if you wish to arrange a viewing appointment for this property or require further information.

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Rock Estates Suffolk Ltd, 119, High Street,, Needham Market,, Suffolk,, IP6 8DQ
Tel: 01449 723441 Email: info@estatesrock.co.uk www.rrea.co.uk