



Rock Estates



2 Longhouse The Tye
Barking, Ipswich, IP6 8HU

Offers in excess of £200,000



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- Traditional Semi-Detached Clay Lump Cottage
- Rarely Available
- Popular Village Location
- Two Double Bedrooms
- Private Position
- No Onward Chain
- Off Road Parking Location
- ** Additional Land Available to Purchase **



Full of character, this traditional clay lump semi-detached cottage presents a unique opportunity to acquire a charming Suffolk home within the peaceful hamlet of Barking. Properties of this nature are rarely available, combining period charm, countryside surroundings and exciting future potential.

The accommodation is both practical & versatile, with the kitchen offering ample storage cupboards, generous worktop space & room for appliances. The living/dining room is a warm & adaptable space, ideal for both everyday living & entertaining, whilst retaining a cosy feel. The property further benefits from two well-proportioned double bedrooms with the main bedroom benefiting from built in storage cupboards. The accommodation is completed with a three-piece bathroom suite. Outside, the private cottage garden creates a peaceful setting ideal for relaxing, whilst also offering excellent potential for keen gardeners to make their own.

Further enhancing the appeal is the opportunity to purchase an additional parcel of land of approximately 0.5 acres situated just across the road on The Tye, offering a rare lifestyle addition with potential for a variety of uses, subject to any necessary consents.

Set within the charming rural hamlet of Barking, the property enjoys a quintessential Suffolk setting surrounded by open countryside and scenic walks, whilst remaining conveniently positioned for access to Needham Market and surrounding towns. Barking is a highly regarded village known for its attractive period homes and strong sense of community. Nearby Needham Market offers a range of independent shops, cafés, public houses, schooling and a railway station with links to Ipswich and London Liverpool Street. The A14 is also easily accessible, providing connections across Suffolk and further afield.





Front

Set back from the main road the property is approached via a pathway where you will find a private shingle driveway offering off road parking for a number of vehicles. The front of the property has been thoughtfully landscaped with mature hedging, shrubs and flowers. A path leads to the front door, opening to:

Kitchen

9' x 8'10 (2.74m x 2.69m)

Double glazed windows to front and side. Range of wall and floor mounted units and drawers. Wood effect worktop with inset stainless steel sink with mixer tap over. Space for cooker and under counter fridge/freezer. Tiled splash back. Plumbing and space for washing machine. Vinyl flooring. Door to:

Living/ Dining Room

14'10" x 12 (4.52m x 3.66m)

Double glazed window to front. Storage heater. Doors to:

Inner Hall

Airing cupboard housing hot water tank with immersion heater. Door to:

Bathroom

Double glazed window to side. Bath. Low level W.C. Pedestal hand wash basin. Part tiled walls. Vinyl flooring. Electric wall heater.

Hallway

Doors to:

Bedroom One

15' x 11'10" (4.57m x 3.61m)

Double glazed window to front. Tiled fireplace. Built in wardrobes. Storage heater.

Bedroom Two

11'6" x 10'7" (3.51m x 3.23m)

Double glazed window to front. Storage heater.

Rear Garden

The private cottage garden offers a peaceful spot for relaxing. The garden is a currently a blank canvas for someone to make their own. Useful large shed provides additional storage space.

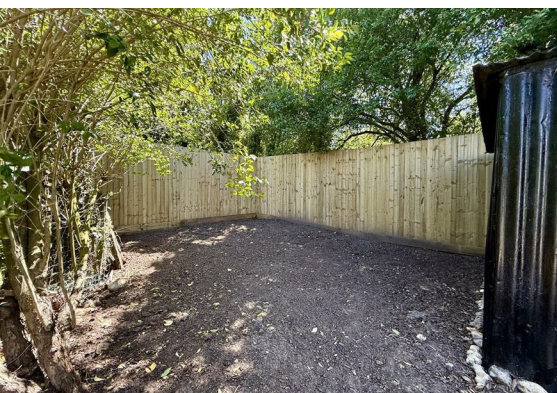
Agents Note

The property is also available for sale with an additional piece of land situated adjacent to the property on The Tye.

To purchase the property on its own, it is marketed for sale at offers in excess of £200,000

To purchase the property and additional land adjacent, it is marketed for sale at offers in excess of £220,000

To purchase the land on its own it is marketed as £15,000 offers in excess of



Floor Plan



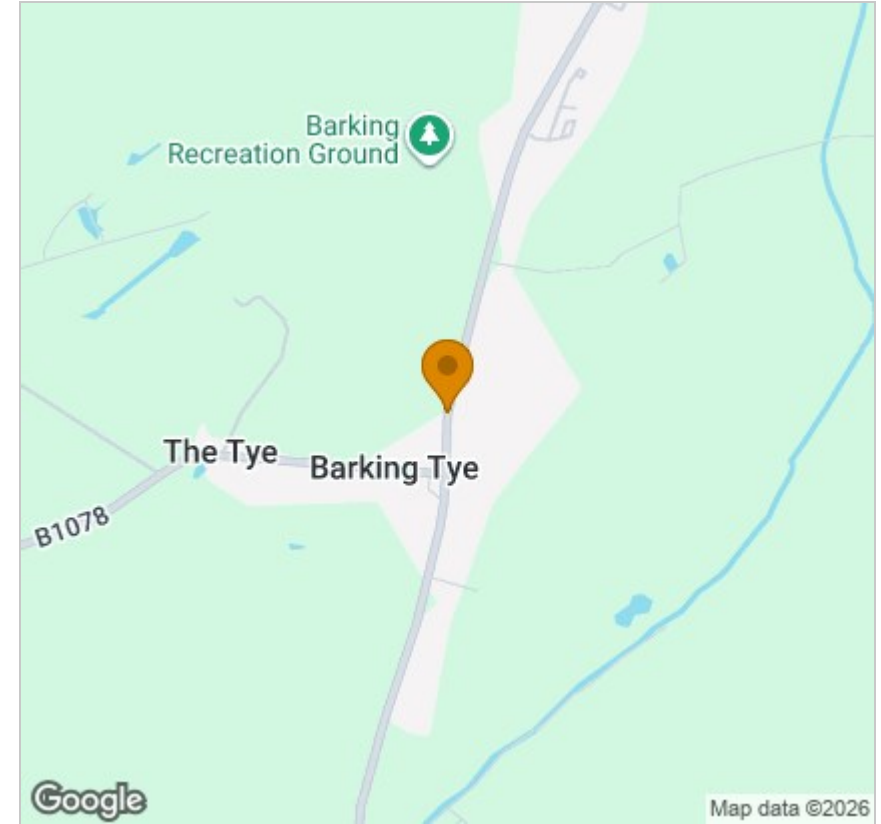
Viewing

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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Area Map



Energy Efficiency Graph

