



Rock Estates



Battisford Road

Barking, Ipswich, IP6 8HL

Guide price £350,000



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- Detached Cottage
- Newly Fitted Kitchen
- Two Reception Rooms
- Conservatory Over Looking Rear Garden
- Ground Floor Bathroom
- Two Double Bedrooms
- Village Location
- Short Distance From Needham Market
- Off Road Parking
- Period Features

A charming detached cottage of immense character, beautifully balanced with modern touches and nestled in the sought-after village of Barking, moments from Needham Market.

Lovingly restored and tastefully modernised, this enchanting period home retains a wealth of original features while embracing contemporary living with elegance and respect for its heritage. From exposed timbers and warm, welcoming interiors to the quality of craftsmanship throughout, every detail has been thoughtfully considered.

The ground floor offers two inviting reception rooms, ideal for both relaxation and entertaining, as well as a delightful conservatory that enjoys serene views across the garden. The recently refitted kitchen is a triumph of modern design—featuring sleek acrylic worktops, electric appliances, and a layout that blends seamlessly with the cottage's period charm. The ground floor bathroom echoes this blend of old and new, with a country-meets-contemporary aesthetic that feels both timeless and indulgent.

Upstairs, two generously proportioned double bedrooms benefit from integrated storage and tranquil views, providing restful retreats at the end of the day.

Outside, the gardens wrap around the property and are a true horticultural haven—offering secluded seating areas, a variety of established trees including fruiting varieties, and richly planted borders alive with colour and texture.

Positioned just a short distance from Needham Market—with its excellent amenities including a doctor's surgery, independent shops, and post office—Barking itself is a wonderfully active village with a local pub, village hall, and a strong sense of community. Surrounded by glorious countryside and woodland walks dating back to the 13th century, this is a lifestyle as much as it is a home.

A rare opportunity to acquire a slice of Suffolk history, beautifully updated for modern living.





Front

Entering through a low level wooden gate a pathway provides access to storm porch and in turn the front door opening too:

Living Room

12'1" x 10'7" (3.69 x 3.25)

Double glazed window to front. Log burner with brick surround and tiled hearth. Exposed beams. Oak effect tiled floor. Electric radiator. Opening to:

Snug

6'10" x 4'6" (2.09 x 1.38)

Double glazed windows to front, side and rear. Oak effect tiled floor.

Dining Room

12'4" x 10'0" (3.77 x 3.06)

Double glazed window to front. Oak effect tiled floor. Stairs to first floor. Electric fire with wooden surround. Electric radiator. Cupboard. Opening to:



Conservatory

9'10" x 9'5" (3.01 x 2.88)

Double glazed windows to front, side and rear. Part double glazed doors to side. Tiled floor. Electric radiator.

Kitchen

15'4" x 6'1" (4.69 x 1.86)

Double glazed window to rear. Range of wall and floor mounted units and drawers. Acrylic worktop. Inset ceramic sink with mixer tap over. Integrated induction hob with tiled splashback. Integrated eye level oven. Space for slimline dishwasher and fridge/freezer. Storage cupboard with electric and plumbing for washing machine. Oak effect tiled floor. Door to:

Bathroom

7'7" x 5'11" (2.33 x 1.82)

Double glazed window to rear. Partially free standing bath with roll top. Rainfall shower attachment over bath. Low level W.C. Pedestal hand wash basin. Part tiled walls. Extractor fan. Spotlights. Underfloor electric heating. Chrome heated towel rail.

Landing

Doors to:

Bedroom One

13'5" (max) x 12'5" (4.10 (max) x 3.81)

Double glazed window to front. Velux skylight. Built in dormer cupboards. Exposed beams. Electric radiator.

Bedroom Two

10'4" x 9'2" (3.17 x 2.80)

Double glazed window to front. Built in cupboard. Exposed beams.

Garden

Wrapping around the entire property the garden is home to a variety of mature plants, trees and flowers. Arranged over different levels the garden has multiple patio areas for seating and is partially laid to lawn with pathways providing access to all areas of the garden. A gate to the bottom of the garden provides access to:

Parking

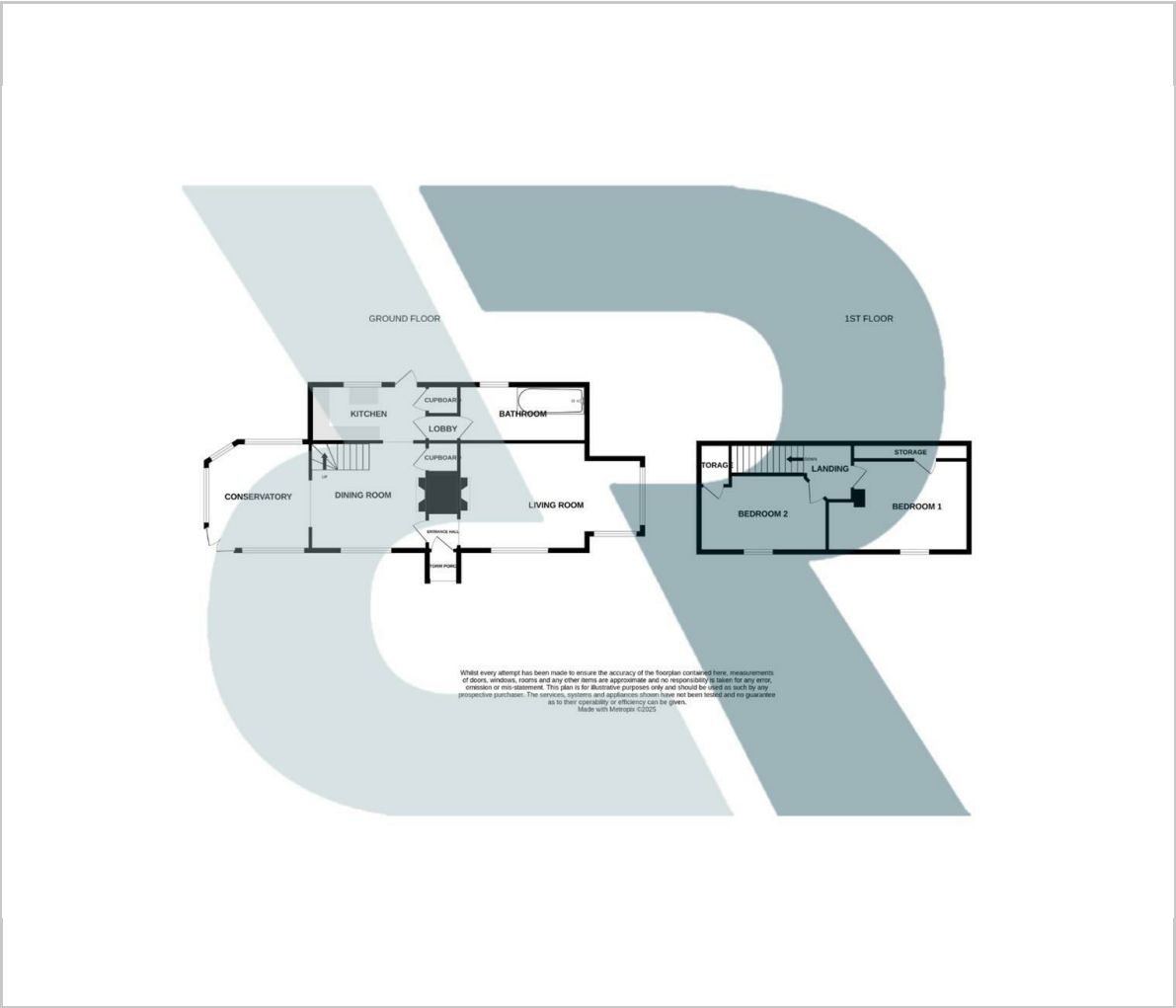
The property benefits from off road parking on a gravel driveway for a number of vehicles.

Agent Notes

The current vendors replaced the radiators to modern, energy efficient electric radiators approximately 2 years ago and the property is connected to a smart metre. The newly fitted bespoke Wickes kitchen was installed approximately 9 months ago.



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

