



EH

EXQUISITE
HOME



A MUCH LOVED FAMILY HOME

Standing in an absolutely stunning location in the tiny village of Barking just two miles west of Needham Market is this delightful much-extended period home. The present owners bought it in 2023, attracted by its beautiful location facing part of the fifty acre common land, known as The Tye, with the five ancient woods of Barking. Perfectly placed for lovely walks from the front door. Dating back to the thirteenth century, it is a site of special scientific interest and is partly owned by the Suffolk Wildlife Trust. The common can never be built on, has children’s play equipment on it and provides a wonderful natural resource for all the residents of the village. The original house was built in circa 1790, probably as a pair of cottages, on land purchased from the Lord of the Manor. In the 1920s, it became a public house and reverted to a private dwelling in 1976. The property is not listed with plenty of scope to extend further. The former stables have been converted and the beer store is now a large self contained separate annexe. A deep grass verge (part of the common) separates the house from the road, which is relatively quiet. There is enough room to easily park six cars at the front and in the side courtyard area.

The front pine door is accessed via a small porch into the entrance hallway which is floored with reclaimed pine boards sourced locally, and the dining room, rear hall and snug having solid oak floorboards. The original brick fireplace with bressummer beam can be seen to the right, blocked up in the hall but opened and fully functional in the snug to the right. This lovely triple aspect room has a wood burner and built in shelves and cupboards to the left of the fireplace. The snug is built in such a way as to make it blend with the period features of the original eighteenth century house and it is an absolutely charming room. To the left of the hallway is the main lounge, with exposed timber and a wood burner sitting in an original brick fireplace with bressummer beam. This room has always been used for family time and the owners have happy memories of Christmases spent together, New Year’s Eve parties and sociable gatherings. Next door is the dining room, a cosy space ideal for family dining. An arch leads to the rear hall where the staircase rises to the first floor and the studio. A door leads from the dining room into the kitchen with its wood faced cabinets, integrated double Neff oven, white tiles with blue detail and a pair of French doors leading out to the garden. A small lobby completes the ground floor accommodation with a handy cloakroom and plumbing for a washing machine and space for a dryer too.

SPACIOUS FIRST FLOOR

Three bedrooms and a family bathroom radiate from the landing. Two of the three double bedrooms have fitted wardrobes and all three are spacious and airy. The large, long family bathroom has a bath with a hand held shower, a double walk-in shower with an airing cupboard. A staircase leads up to the connected attic space which has been converted into a beautiful office space and playroom. All three separate attics are carpeted throughout with easy access.

SELF CONTAINED SEPARATE ANNEXE

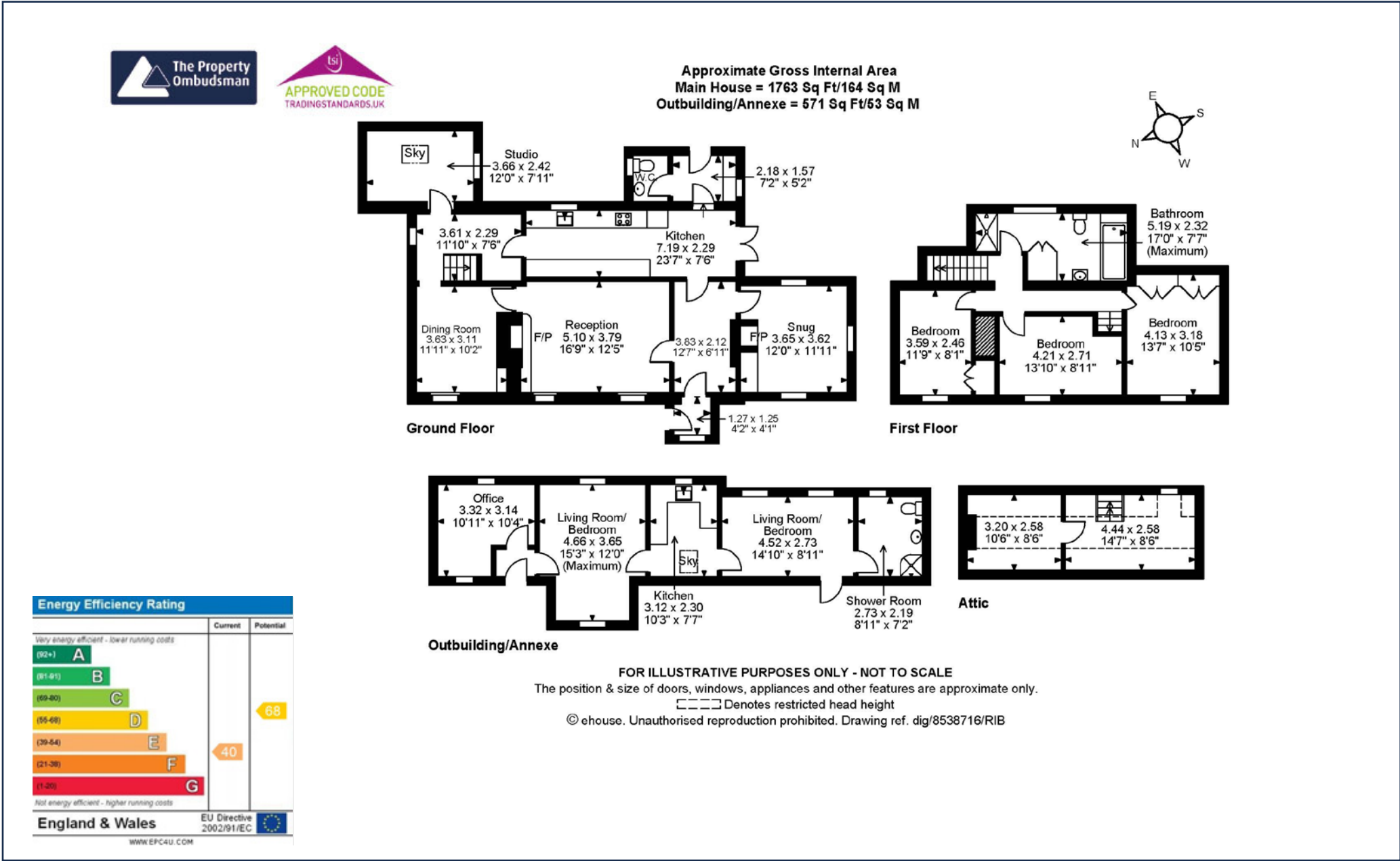
The separate annexe is currently being used as a studio. There is a large dual aspect living space, with a small kitchenette and is completed by a spacious shower room. The perfect size for a holiday let. The annexe enjoys stunning views out over open countryside to the woodland beyond. With lots of office space options and good Wifi in the area, this home is ideal for anyone that works from home.

EASY TO MAINTAIN OUTSIDE SPACE

To the rear of the house and the front of the annexe is a paved courtyard and south-facing patio area, ideal for al fresco dining. There is also a large lawn, a mature acer tree, a walnut tree and an abundance of mature shrubs and bushes. Wildlife and birds flock to the garden. There is a log store and various other sheds. There is also a double car port, currently split in half as storage. There is a local primary school in nearby Needham Market and sits within the catchment area for the bus to the high school in Stowmarket at the end of the road. A dentist, doctor, hairdresser, four pubs, station and local shops can be found in Needham Market while larger shops and amenities are easily located in Bury St Edmunds half an hour’s drive away. Also near to Stowmarket with direct train links into London.

With some original period features, set in an absolutely delightful, private and rural location with good transport links, versatile accommodation with potential and more than enough room for any family configuration, this much-loved family home is ready for the next step in its journey.





All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.



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