

Goal Farm Barn, Crowcroft Road, Nedging Tye, IP7 7HR



**Goal Farm Barn,
Nedging Tye, Suffolk**

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Nedging Tye and Naughton are well-regarded villages located in South Suffolk with a pub and a church and close links to the nearby village of Bildeston which has day to day shopping facilities, a hotel, a restaurant, doctors surgery, primary school etc. There are a wide range of amenities in Hadleigh 5 miles, Stowmarket 10 miles, Ipswich 13 miles, the latter two providing commuter rail links into London's Liverpool Street Station.

Goal Farm Barn is an exceptional single-storey dwelling, showcasing the impressive quality and meticulous attention to detail that has been invested throughout. The elegant interior and generously sized rooms, especially the drawing/dining area with its strikingly high ceiling, create a sense of space and character that is truly remarkable. The low-maintenance, private walled garden, along with off-street parking for multiple cars and a double garage, further enhance the property's appeal. Its superb village location, offering lovely countryside views to the front, is another standout feature. It's clear that this home has been thoughtfully designed and maintained, making it a unique and highly desirable property.

A meticulously crafted single-storey home with elegant interiors, a strikingly spacious drawing/dining area, a private walled garden, and stunning countryside views in a superb village location.

ENTRANCE HALL: A welcoming and spacious entrance hall that serves as the central hub of the property. With ample natural light and neutral decor, it provides an inviting first impression. The hall connects seamlessly to all main living areas, creating an effortless flow throughout the home.

SITTING AREA: 16'8" x 14'6" (5.1m x 4.4m) Located at the far end of the property, accessed via the kitchen, the sitting room offers a bright and inviting space for relaxation. Large windows flood the room with natural light, while a central brick fireplace adds a cosy focal point. This well-proportioned room is ideal for both family living and entertaining.

DINING AREA: 14'8" x 11'10" (4.5m x 3.6m) Also positioned at the far end of the property, the dining room is accessible through the kitchen and is perfect for hosting meals or gatherings. Bifold doors open directly onto the courtyard, creating a seamless connection between indoor and outdoor

spaces. Its spacious layout makes it both practical and versatile. Opening through to the Kitchen.

KITCHEN: 14'8" x 13'2" (4.5m x 4.0m) A beautifully designed kitchen featuring matching wall and base units that provide both style and practicality. The focal point is a central preparation island with an inset butler-style sink unit and mixer tap, as well as an integrated wine fridge, and a designated breakfast bar making it perfect for both cooking and entertaining. There is space for a Rangemaster-style cooker beneath an extractor hood, and the kitchen also benefits from integrated fridge and freezer units, ensuring a sleek and seamless appearance.

UTILITY ROOM: 8'8" x 5'1" (2.6m x 1.5m) Conveniently located off the entrance hall, the utility room provides a practical space for laundry and additional storage. It includes plumbing for a washing machine, space for a

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tumble dryer, and fitted units to help keep household essentials neatly organised.

CONSERVATORY: 13'3" x 9'6" (4.0m x 2.9m) A bright and tranquil space with views over the garden, the conservatory provides an ideal spot for relaxation or use as a home office. Its French doors open directly onto the outdoor terrace.

CLOAKROOM: Fitted with a wash hand basin having vanity unit surround and mixer tap. W.C with encased cistern.

BEDROOM 1: 13'3" x 11'5" (4.0m x 3.5m) A spacious principal bedroom benefiting from a large window, allowing plenty of natural light. This room is complemented by an en suite shower room, providing a private and modern space. Door to En-Suite

EN-SUITE: 7'4" x 6'8" (2.2m x 2.0m) A modern shower room fitted with high-quality fixtures and finishes including a corner shower cubicle, W.C with encased cistern, and a Wash hand basin with mixer tap and vanity cupboard beneath. Heated Towel Rail.

BEDROOM 2: 12'2" x 10'2" (3.7m x 3.1m) A generously proportioned double bedroom that can serve as a guest room or additional family accommodation. Its versatile layout ensures it suits various needs.

BEDROOM 3: 11'4" x 10'6" (3.4m x 3.2m) Another well-sized double bedroom, ideal as a child's bedroom, guest room, or home office, offering flexibility for different uses.

BATHROOM: 11'3" x 6'2" (3.4m x 1.8m) The family bathroom includes a roll top claw and ball bath with a mixer tap and shower attachment, a corner shower cubicle, a wash hand basin with mixer tap and vanity cupboard beneath, and a WC. Its size ensures comfort and practicality for the whole household. Tiled flooring.



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Outside

The property is approached via a shingle driveway, providing ample off-street parking for multiple vehicles. This driveway leads to the property itself and a five-bar gate, which opens to further parking and access to a spacious double garage. **Double Garage:** 19'8" x 16'4" (6.0m x 5.0m) A generously proportioned detached garage, featuring twin double doors, offers secure parking for two vehicles along with additional storage options. The remainder of the front garden is predominantly laid to lawn, bordered by established hedging, and enjoys picturesque views of the surrounding open countryside.

The rear garden is thoughtfully designed for low maintenance and practicality while leaving a striking and characterful impression. Enclosed by full-height walls on two sides, it affords a sense of privacy. Fully paved and hardstanding, the garden eliminates the need for lawn upkeep while showcasing a selection of mature plants and a serene pond that serves as a tranquil focal point. The paved areas provide an ideal setting for outdoor seating, dining, and relaxation, offering an effortlessly manageable space for the new owners to enjoy.

SERVICES: Main water, drainage, electricity are connected. Gas fired heating to radiators. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: Mid Suffolk District Council – Band E

EPC RATING: C

BROADBAND AND MOBILE: Please see Ofcom.org.uk for further details

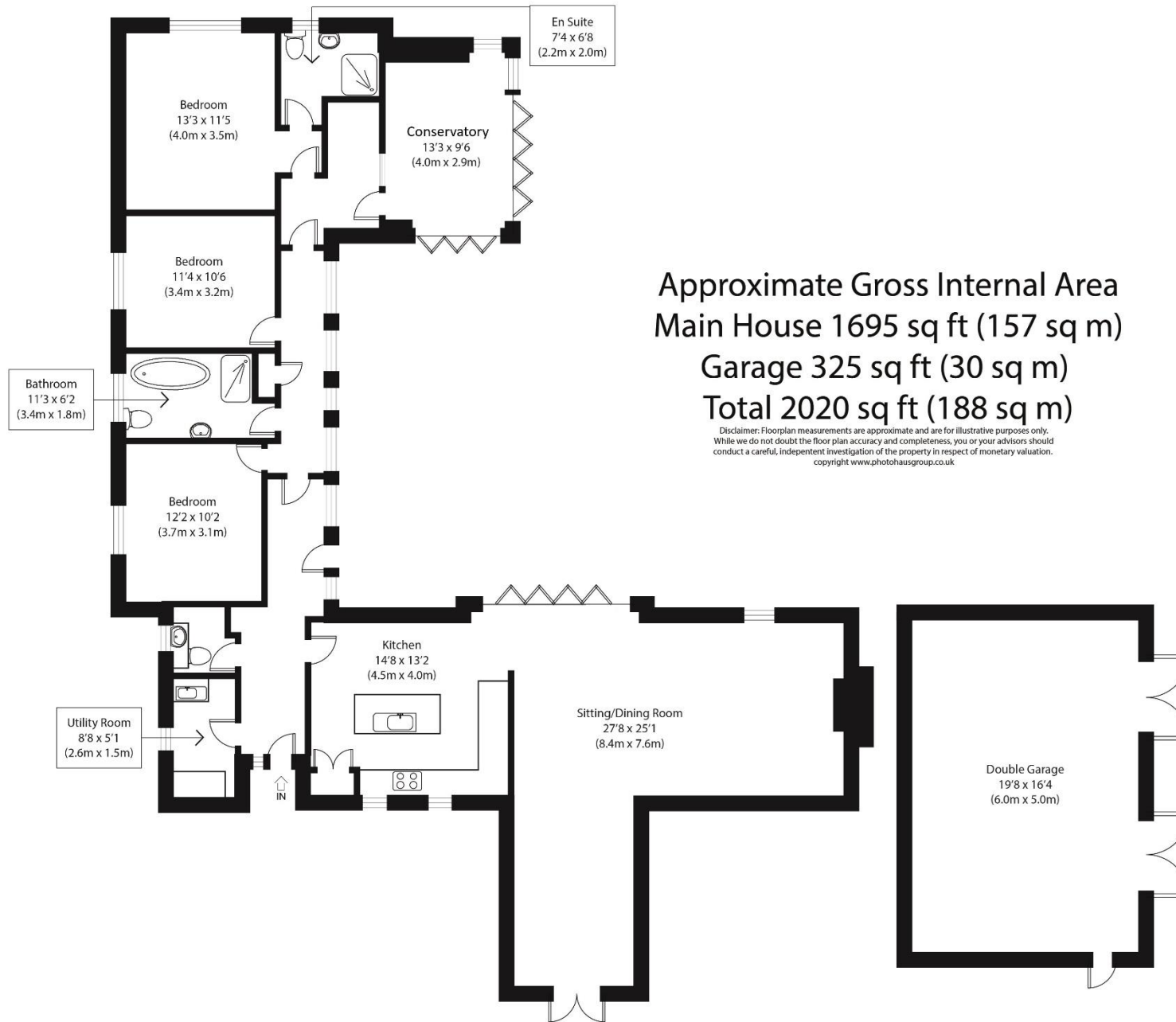
VIEWING: Strictly by prior appointment only through DAVID BURR

Woolpit office 01359 245245

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