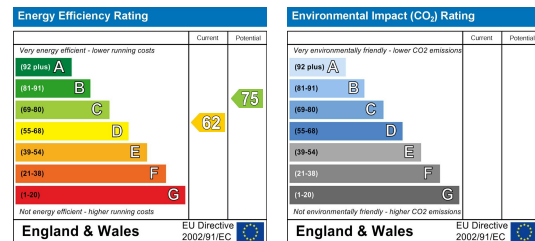


Ground Floor
Approximate Floor Area
1,796 sq. ft.
(166.8 sq. m.)

First Floor
Approximate Floor Area
1,286 sq. ft.
(119.5 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Moat House Farm , Great Bricett, Ipswich, IP7 7DB £795,000

OFFERED WITH NO ONWARD CHAIN A beautiful four double bedroom detached 19th century farm house located in the village of Great Bricett boasting a wealth of character and charm. This Victorian farm house has picturesque views, and the property includes dressing room to master bedroom, bespoke cottage kitchen, garden room, barn/utility room, and sits upon approximately one acre.



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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Moat House Farm Great Bricett, Ipswich, IP7 7DB

GREAT BRICETT:

Great Bricett nestled in the heart of rural Suffolk, is complex with a long and varied history. The Parish Church, Nunnery Mount, and a number of beamed houses can be traced back to medieval times, and the heart of the village remains centred around the tiny village green; the adjacent Victorian school now serves admirably as our Village Hall. Located near by Wattisham, Ringshall, Battisford and Needham Market. Needham Market lies in the heart of Mid Suffolk between the towns of Bury St Edmunds and Ipswich. Facilities include butchers, bakers, post office, co-op supermarket and a number of individual shops. Needham Market also has a rail station with mainline connections to Ipswich and Stowmarket where in turn there are main line services to London Liverpool Street. The town also has the Needham Lake conservation area with a number of countryside walks and the county town of Ipswich is just eight miles away with all the social, shopping and leisure facilities.

ENTRANCE HALL:

Radiator and doors to...

SNUG: 14'2" x 13'3" (4.32 x 4.04)

Double glazed window to front, radiator, cast iron fireplace and built in cupboards.

DINING ROOM/MUSIC ROOM: 14'0" x 13'3" (4.29 x 4.06)

Double glazed window to front, radiator, cast iron fireplace, exposed floorboards and door to...

GARDEN ROOM: 19'7" x 8'9" (5.99 x 2.69)

Double glazed windows to front, side and rear, double glazed french doors to side garden and tiled floor with underfloor heating.

HALL:

Cupboard under the stairs, stairs, radiator, and brick floor.

BOOT ROOM:

Double glazed window to rear, exposed brick floor and double glazed door leading to rear garden.

GROUND FLOOR W/C:

Double glazed window to side, high level w/c, pedestal hand wash basin, radiator and tiled floor.

LIVING ROOM: 28'10" x 15'9" (8.79m x 4.80m)

Two double glazed windows to rear and one to side, brick fireplace that houses wood burner, three radiators and double glazed doors that lead onto patio area.

KITCHEN: 17'5" x 13'10" (5.33 x 4.24)

Double glazed windows to rear with views over the garden, double glazed french doors to rear. Shaker style bespoke kitchen that comprises of a range of wall and base units, solid wood work surface, integrated dishwasher, fridge, gas cooker and hob with extractor above, radiator, brick tiled floor and door to...

SIDE BARN/UTILITY AREA: 21'3" x 10'9" (6.48 x 3.3)

Double glazed window and door to side, shaker style cupboards, fridge/freezer, wooden work surface, space for washing machine and tumble dryer, tiled floor and hot water cylinder.

FIRST FLOOR LANDING:

Double glazed window to rear and radiator.

MASTER BEDROOM: 15'8" x 15'8" (4.8 x 4.78)

Double glazed windows to side, double glazed doors leading to balcony, brick fireplace and radiator.

EN-SUITE: 10'4" x 6'5" (3.15 x 1.98)

Double glazed window to side, shower cubicle, low level w/c, double hand wash basin and heated towel rail.

DRESSING ROOM: 15'8" x 9'3" (4.8 x 2.84)

Oak dressing room with double glazed duel windows to sides, built in wardrobes and draws.

BEDROOM TWO: 14'4" x 13'1" (4.39 x 4.01)

Double glazed window to front, exposed floorboards and radiator.

EN-SUITE: 7'1" x 6'9" (2.18 x 2.08)

Shower cubicle, low level w/c, vanity hand wash basin, heated towel rail, tiled floor and ceiling spotlights.

BEDROOM THREE: 13'8" x 9'10" (4.17 x 3.02)

Double glazed window to rear and radiator.

BEDROOM FOUR: 13'3" x 10'2" (4.04 x 3.12)

Double glazed window to front, fireplace and radiator.

BATHROOM:

Double glazed window to front, cast iron edged bath, shower cubicle, high level w/c, pedestal hand wash basin, heated towel rail, built in cupboard and heated towel rail.

CART LODGE:

Double cart lodge with undercover parking for two vehicles, external stairs leading to games room with heating and power.

GARDEN:

The property sits on approximately a one acre plot, laid to lawn and adorned with various shrubs, hedging and trees. A patio area extends from the garden room, featuring a covered outdoor kitchen with oak worktops and an integrated BBQ and a decked area overlooking a pond.

OUTSIDE:

The property offers a shingle driveway, providing ample parking and leads to an oak and brick double cart lodge.

NEEDHAM MARKET:

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