



## 5 Lady Field, Barking, Ipswich, IP6 8HR

# £295,000

Charming Cottage with Generous Garden in Barking Village – A Rare Opportunity.

This delightful two-bedroom cottage in the picturesque village of Barking offers a perfect blend of character, comfort, and practicality. Set on a generous plot, the home features two spacious reception rooms, a modern bathroom, an upstairs cloakroom, and off-road parking. The good-sized garden provides a private outdoor retreat, ideal for relaxing or entertaining.

Located just four minutes from the popular village of Needham Market, the property enjoys close proximity to a range of local shops, restaurants, and traditional pubs. Surrounded by some of Suffolk’s most scenic countryside, the village offers beautiful walks along the Causeway and through Bonnie Wood and Priestly Wood. With the village pub reported to be reopening this spring to add even more charm to this welcoming rural community. This is a rare opportunity to own a beautifully presented home in a tranquil and well-connected village setting.



### 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.

### DATA PROTECTION ACT 1998

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### BARKING:

Barking is a village and civil parish in the Mid Suffolk district of the English county of Suffolk. It is 2 miles (3 km) west of Needham Market on the B1078 road. The village is linear along the road with its centre being around the area known as Barking Tye and away from the large village church of St Mary.[2] There are six bells that hang the church of St Mary with the largest weighing 11 cwt - 1 qr - 7 lb.[3] All 6 bells were recast and rehung in 1911 by Alfred Bowell.

### ENTRANCE HALL:

Stairs to first floor and doors to...

### DINING ROOM: 14'9" x 7'10" (4.5 x 2.4)

Double glazed window to front and and side, electric heater.

### LIVING ROOM: 14'9" x 10'9" (4.5 x 3.3)

Double glazed window to rear and side, feature fireplace and understairs storage. Door to...

### KITCHEN: 11'9" x 8'2" (3.6 x 2.5)

Double glazed window to side and door to outside. Range of wall and base units, inset sink and drainer with mixer tap, tiled splash backs, integrated oven, hob and space for appliances. Electric heater and door to...

### BATHROOM:

Window to rear, P-shaped bath with shower over, sink set in drawers and low level W/C. Tiled walls and heated towel rail.

### LANDING:

Doors to...

### BEDROOM ONE: 14'9" x 7'10" (4.5 x 2.4)

Double glazed window to front and electric heater.

### BEDROOM TWO: 13'9" x 10'9" (4.2 x 3.3)

Double glazed window to side and rear and electric heater.

### CLOAKROOM:

Low level w/c and hand wash basin.

### OUTSIDE:

### FRONT:

To the front of the property there is a lawn area with path to front door. Ample off road parking and side access to the rear of the property.

### REAR:

The property boasts a generous 160ft rear garden, mainly laid to lawn and framed by mature shrub borders, with fencing and hedging providing privacy and a sense of seclusion. It features two sheds, a greenhouse, and a versatile outbuilding with double-glazed windows and doors.

Whether you're looking to grow your own vegetables or create a space for relaxed outdoor entertaining, this garden offers plenty of potential to enjoy the outdoors your way.

### NEEDHAM MARKET:

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