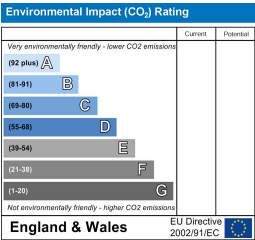
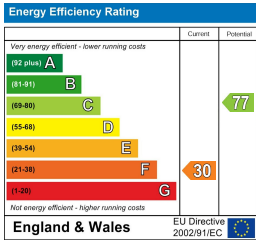


ESTABLISHED | INDEPENDENT | EFFECTIVE

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THE PROPERTY MISDESCRIPTIONS ACT 1991

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Poplar Farm Charles Tye, Ringshall, Stowmarket, IP14 £675,000 2HU

This impressive three bedroom detached farmhouse is set within approximately 1 acre in the popular village of Ringshall. The property benefits from a range of outbuildings, workshops and garages with industrial use. Sitting upon a good size plot this charming cottage has a wealth of character including original beams, wood burning fire with brick surround and bressumer beam over, gardens, double garage and ample off road parking.



Poplar Farm Charles Tye, Ringshall, Stowmarket, IP14 2HU

RINGSHALL

Ringshall is a village and civil parish in the Mid Suffolk district of Suffolk in eastern England. Located around four miles south of Stowmarket and nearly 4 miles south west of Needham Market. Stowmarket is a small market town situated in Suffolk, England, on the busy A14 trunk road between Bury St Edmunds to the west and Ipswich to the southeast. The town is on the main railway line between London and Norwich via Ipswich, and lies on the River Gipping. 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 PORCH:

Tiled floor and door to ..

ENTRANCE HALL:

Brick flooring, stairs to first floor and feature wooden door to ..

CLOAKROOM:

Low level WC, hand wash basin, brick floor and window to front aspect

LIVING ROOM: 21'5" x 16'4" (6.53 x 5)

Two double glazed windows to front and two windows to rear, wood burner with brick surround and bressumer beam over. feature wall and ceiling beams.

DINING ROOM: 17'5" x 12'4" (5.31 x 3.76)

Two double glazed windows to side and window to rear and radiator. Door to...

KITCHEN / BREAKFAST ROOM: 13'3" x 11'10" (4.06 x 3.63)

Double glazed window to side, double glazed door to garden, range of wall and base units, 1 1/2 stainless steel sink and drainer, space for appliances, plumbing for a dish washer, ceiling beams. Door to...

UTILITY: 8'7" x 5'6" (2.64 x 1.68)

Space for appliances, oil fired boiler, stable doors to rear garden.

LANDING:

A good size space having been used as a study area, loft access, airing cupboard and door to ..

BEDROOM 1: 18'4" x 12'7" (5.59 x 3.84)

Double glazed window to front and side, radiator and door to....

ENSUITE:

Shower cubicle. low level WC, hand wash basin.

BEDROOM 2: 12'4" x 11'10" (3.78 x 3.63)

Double glazed window to rear, radiator, fitted wardrobe and door to en-suite.

EN-SUITE BATHROOM:

Double glazed window to side, panelled bath with shower over, low level WC hand wash basin with vanity unit under.

BEDROOM 3: 16'4" x 9'3" (4.98 x 2.84)

Double glazed window to side and radiator.

BATHROOM:

Double glazed window to side, panelled bath with shower over, low level WC, hand wash basin and radiator.

OUTSIDE:

The front of the property is accessed via a five bar gated entrance which leads to a driveway providing off road parking.

GARAGE / WORKSHOP:

BARN: 51'4" x 15'1" (15.67 x 4.60)

OFFICE: 12'5" x 12'2" (3.81 x 3.73)

WORKSHOP: 18'11" x 12'2" (5.79 x 3.73)

WORKSHOP: 18'11" x 13'1" (5.77 x 4.01)

STORE: 14'9" x 12'5" (4.50 x 3.81)

GARDENS:

FRONT:

Hedged and gated front to ample off road parking mature plants and laid to lawn.

REAR:

Beautiful mature cottage garden with trees, lawned and hedged surrounds.

AGENTS NOTES:

Modern private drainage system
Oil fired central heating
Council Tax Band F

NEEDHAM MARKET

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