



## Malting Farm

Church Road, Bentley, IP9 2LT  
Guide Price £895,000 Freehold

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# Malting Farm

## Grade II Listed - 15th Century

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Potential holiday let, work from home office or annexe

Malting Farm is fantastically situated in the outskirts of the Suffolk village of Bentley. Set in one acre of garden, the property is surrounded by breath taking open farm land with its own private gated entrance and 200-foot driveway. The property has three patio areas, providing opportunities for hosting or al fresco dining. The gardens surrounding the property have a variety of shrubs and trees including lime, ash, birch and eucalyptus, as well as two apple trees perfect for baking enthusiasts. The front garden is particularly beautiful with a pergola and climbing roses, as well as a large laid to lawn area. This 15th Century grade II listed property has beautiful original features with an abundance of character.

The five-bedroom property comprises of two reception rooms, a kitchen with Aga and utility room, five bedrooms, two bathrooms, conservatory with large gardens, outbuilding and garage. The garage is a double garage with an additional floor, providing opportunities for a potential holiday let, work from home office or annexe. Additionally, there is a single-story area of the house with annexe potential, subject to planning permission.

Malting Farm is six miles from Manningtree Station, with direct train lines to London Liverpool Street with an hour commute. It is also close to Alton Water, which is a superb location for sailing enthusiasts or ornithologists. As well as this, the Suffolk Heritage coast provides great days out in places like Aldeburgh and Southwold.









Large entrance hall with solid wooden door, solid oak flooring, 3 windows with views to front and garden, 2 scone light fixtures, radiator, doors to reception rooms.

### **Drawing Room**

Carpeted flooring, inglenook fireplace with brick surround and wooden mantel, exposed beams, 3 scone light fixtures, radiator, large window to front garden, double doors with glass insets to conservatory.

### **Conservatory**

Beautiful tiled flooring, UPV with rendered support, panoramic windows with farm land views, 2 scone light fixtures, door to garden.

### **Dining Room / Sitting Room**

Spacious with pamment flooring and exposed beams, inglenook fireplace with brick surround and wooden mantel, large window, open plan double arches to kitchen and door leading to single story with annexe potential.

### **Kitchen**

Tiled flooring, marble work surfaces, ample storage cupboard, space for large fridge freezer, electric Aga, butler sink with mixer tap, ceiling spotlights, windows, built-in open shelving, built-in cupboard / larder.

### **Utility Room**

Tiled flooring, ample built-in storage units, sink with mixer tap, large window, space for washing machine.

### **Bedroom**

Carpeted flooring, 2 scone lights, radiator, window, exposed ceiling beam.

### **Bedroom**

Carpeted flooring, 3 scone light fixtures, large window looking onto open fields.

### **Bathroom**

Tiled flooring and partially tiled walls, bath with separate shower, sink, WC, radiator, towel rail, ceiling light fixture, large window.

### **First Floor**

### **Hallway**

Carpeted landing, window, exposed beams, radiator, access to loft, bedrooms and bathroom.

### **Master Bedroom**

Carpeted flooring, built-in double wooden wardrobes, sink with vanity and built-in wooden storage, 4 scone light fixtures, 2 windows, original fireplace with wooden surround, exposed beams, storage airing cupboard.

### **Bathroom**

Tiled flooring and walls, bath with hand shower attachment, window, WC, towel rail, radiator, corner sink, tiled vanity shelf, ceiling light fixture.

### **Bedroom**

Carpeted flooring, exposed beams, area for potential walk-in wardrobe, 3 scone light fixtures, radiator, large window to garden.

### **Bedroom**

Carpeted flooring, exposed wall beams, area for potential walk-in wardrobe, 2 scone light fixtures, radiator, window.

### **Garden**

200-foot tarmac driveway creating privacy, gated entrance, large front garden laid to lawn, beautiful pergola walkway with mature rose bushes. Paving to front door with garden laid to lawn round the side and back, patio adjoining conservatory providing opportunities for an outdoor seating area. Natural pond, lovely apple trees and variety of shrubbery, chicken run adjoining the garage, beautiful honeysuckle and clematis on parts of surrounding boundary, bamboo plants. To the left is an area of enclosed mature trees, including conifer, copper beech, silver birch and eucalyptus, where a zip wire spans across part of the garden. Abundance of wildlife.

### **Workshop / Garage**

Garage with two work benches, part peg tile, part slate roofing, opportunity for refurbishment with correct planning permission for either work from home office, annexe or holiday let.











We value fresh beginnings

## Key Features

- Abundance of character features
- 200 foot driveway
- Panoramic views of farm land
- Oil fired central heating throughout
- Two inglenook fireplaces
- Three patio areas and large garden

## Malting Farm

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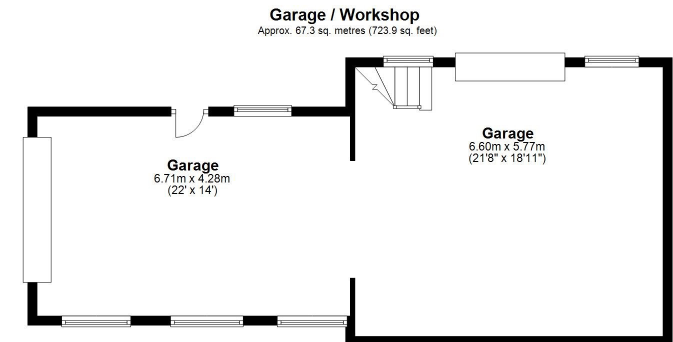
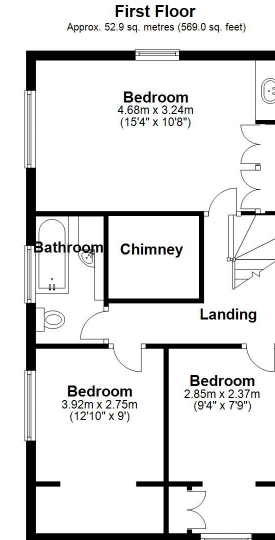
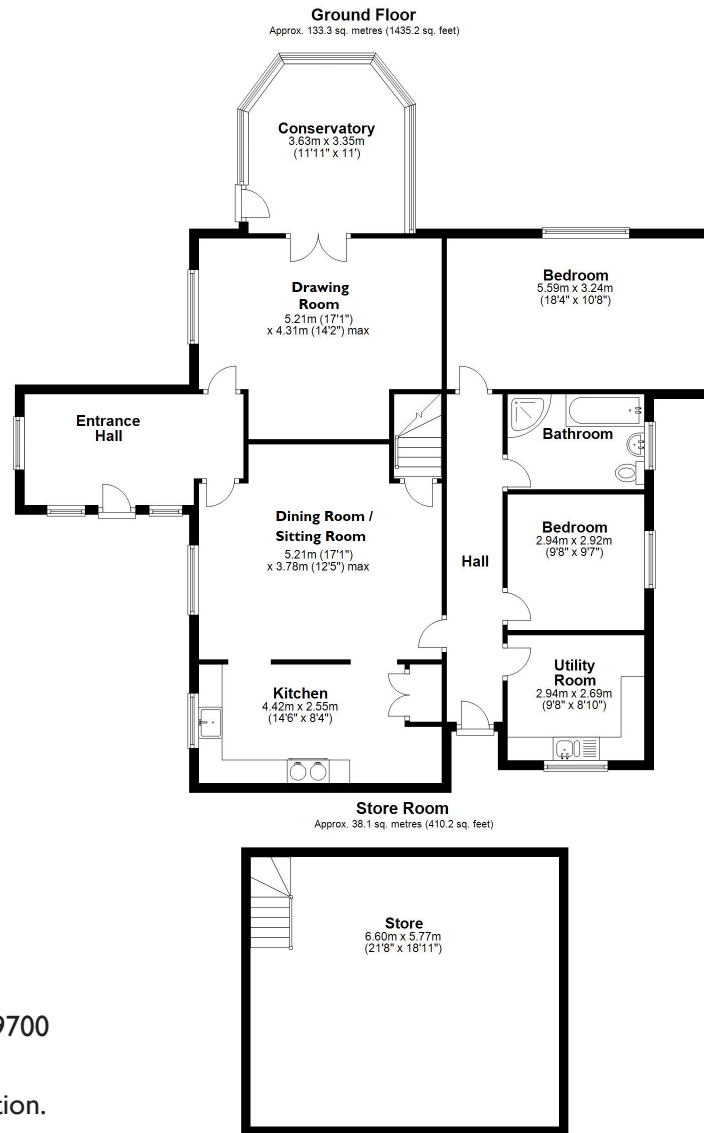
**Council Tax Band:** F

**Possession** - Vacant possession on completion.

**Viewings** - Viewings strictly by prior appointment through the vendor's sole agents

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Total area: approx. 291.6 sq. metres (3138.3 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only  
Plan produced using PlanUp.





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