



Wide Suffolk Skies
Barking | Ipswich | Suffolk

EH
EXQUISITE HOME



Wide Suffolk Skies

This perfectly positioned three-bedroom bungalow offers stunning countryside views and a rare opportunity to create a bespoke home in an enviable position close to Needham Market and Ipswich. The property sits centrally in a good-sized plot and offers a blank canvas for a purchaser to potentially create a dream home either by renovating the existing footprint or by exploring possibilities to extend, subject to planning. With its great location and breathtaking views, this is a property with limitless and exciting potential.

"The views from the house are just glorious..."

The internal hallway provides access to all of the rooms in the property. The lounge and connected conservatory form the entire eastern wing of the bungalow. The lounge is a good size, with a centred fireplace and triple aspect windows letting in plenty of natural light making this a pleasant, peaceful space to enjoy time with family or just to relax at the end of a busy day. Large sliding doors lead through to the spacious conservatory. The conservatory would benefit from updating, but still serves as a perfect place to enjoy the large garden no matter the weather, and provides ample opportunity to increase the liveable space of the property, subject to any necessary planning consents. The current owner, who grew up in the house, notes that the conservatory was built to take advantage of the property's extremely sunny position and to make the most of the south-facing garden. Back through the internal hallway and all three bedrooms are situated on the south side of the property, a clever design which ensures each room enjoys views

of the garden and the undulating Suffolk countryside beyond. The bedrooms are all a good size, with the two larger bedrooms both featuring built-in wardrobes. The smaller bedroom is currently utilised as an office, but would also make an ideal nursery or separate dressing room. The family bathroom, like much of the property, would benefit from updating, but is a good size for the style of property and with a large window letting in plenty of light this could become a fantastic space to enjoy. The kitchen and separate dining room are both found on the northern side of the property, and the kitchen currently includes fitted units, a pantry cupboard and a door to the side of the property, leading out towards the garage. The garage is separate from the main bungalow but is accessed through a small courtyard to the side of the house. Behind the garage is a good-sized storage shed, and together the garage and shed area provide possibilities for extending the main property out to the side to create a larger living area, subject to the necessary planning consents.

"One of those places where it's just always light and bright..."

The property enjoys a generous plot, with the main house sitting centrally offering a good-sized front and rear garden. The front garden is mainly laid to lawn and provides plenty of distance between the house and the road to ensure both privacy and safety. The rear garden is also laid to lawn and therefore provides a blank canvas should one wish to create a spectacular oasis from which to admire the glorious, far-reaching views to the rear of the property.





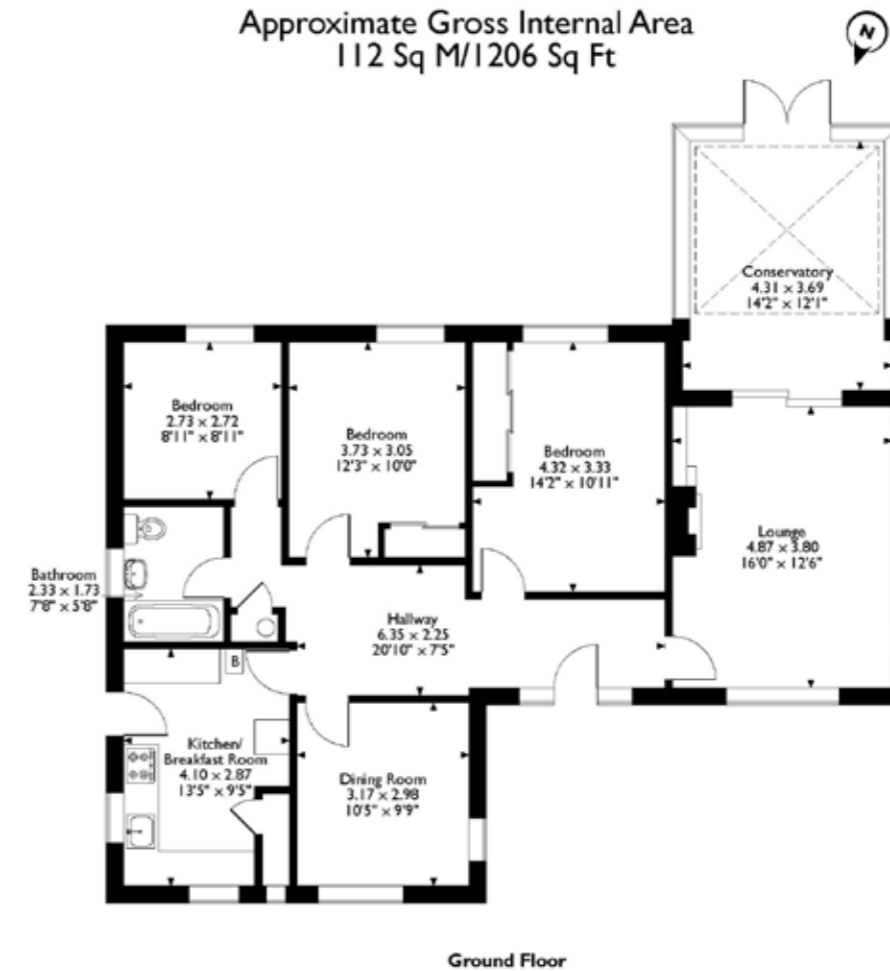
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The open garden gives way to farmland to the rear, and the current owner fondly recalls the summer months they spent admiring the growing wheat as it swayed like “a green sea” on the gentle summer breezes that blow across the fields. The property is one of only four in a row in the middle of farmland, and with little development in the area there is no light pollution to spoil the incredible star-gazing possibilities in Suffolk’s wide-open night skies. With such stunning views and plenty of land to develop, the potential of this property is limitless.

“One of the most beautiful places in the country to live...”

The property sits to the eastern edge of the small hamlet of Barking, which lies approximately two miles to the south-west of the town of Needham Market, and around ten miles to the north west of the county town of Ipswich. The current owner describes the local landscape as “typically Suffolk”, with undulating farmland and “no end” of footpaths to explore, including some which lead directly to Needham Market, where most of the nearest amenities will be found, including a doctor’s surgery, schooling, shopping, a butcher’s shop, post office, coffee shops, other independent shops and Alder Carr Farm, which the current owner recommends as a great local farm shop with café, garden centre and craft shops. The nearest main railway station is also found in Needham Market, offering regular services into Ipswich and west to Bury St Edmunds and Cambridge. The property is located in the coveted south mid-Suffolk region, which was one of the wealthiest areas in the country during the height of the medieval period, and as such the region offers some of the richest stores of beautiful medieval architecture anywhere in the UK, with towns such as Lavenham and Long Melford attracting tourists and locals alike to admire the history of the region and to enjoy the wealth of independent shops, restaurants and cafés which now reside in the area. The property also provides easy access into Ipswich, which offers an array of amenities including larger shops and the fabulous marina which is at the forefront of the wealth of ongoing regeneration in the town. Ipswich is also home to some of the best independent schooling in the region, including The Ipswich School, which is approximately a twenty minute commute from the property.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E		
21-38	F	27 F	
1-20	G		



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.

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