





Cameron Croft
The Tye
Barking
IP6 8JD

Situated in a delightful rural position predominantly surrounded by open fields, farmland and common land is this four bedroom detached cottage which sits on a plot of around 0.5 of an acre.

This stunning detached cottage offers impressive family accommodation that successfully blends period character and charm with the requirements of modern family living, along with an impressive open plan kitchen/dining/living space with an ESSE, there is a sitting room with multi fuel burner and an en-suite shower room to the main bedroom. There is parking for several vehicle, a garage and beautifully presented gardens. The cottage is double-glazed throughout with oil-fired central heating.



- Individual four bedroom detached cottage
- Set on a plot of around 0.5 of an acre
- Superb rural position predominantly surround to open fields and common land
- Sitting room with multi-fuel burner
- Study and dining hall
- Open plan kitchen/dining/living room with Aga
- En-suite to main bedroom
- Parking, garage and outbuilding

The dining hall has a vaulted ceiling, bi-fold doors opening onto the garden and a travertine floor with underfloor heating. The sitting room is located to the front and has a feature fireplace with multi-fuel burner. There is a study area which has a tiled floor and stairs to the first floor off.

Located to the rear of the study is the open plan kitchen/dining/living space. There are bi-fold doors overlooking the garden and a window to the side. The kitchen area is well equipped with a range of base units, wall cupboards, worktops and drawers. There is an integrated dishwasher, integrated fridge and freezer and a electric oven, hob and extractor hood. There is also a tiled floor with underfloor heating. The utility room offers a further range of base units, wall cupboards, worktops and drawers. There is a downstairs cloakroom comprising W.C and basin.

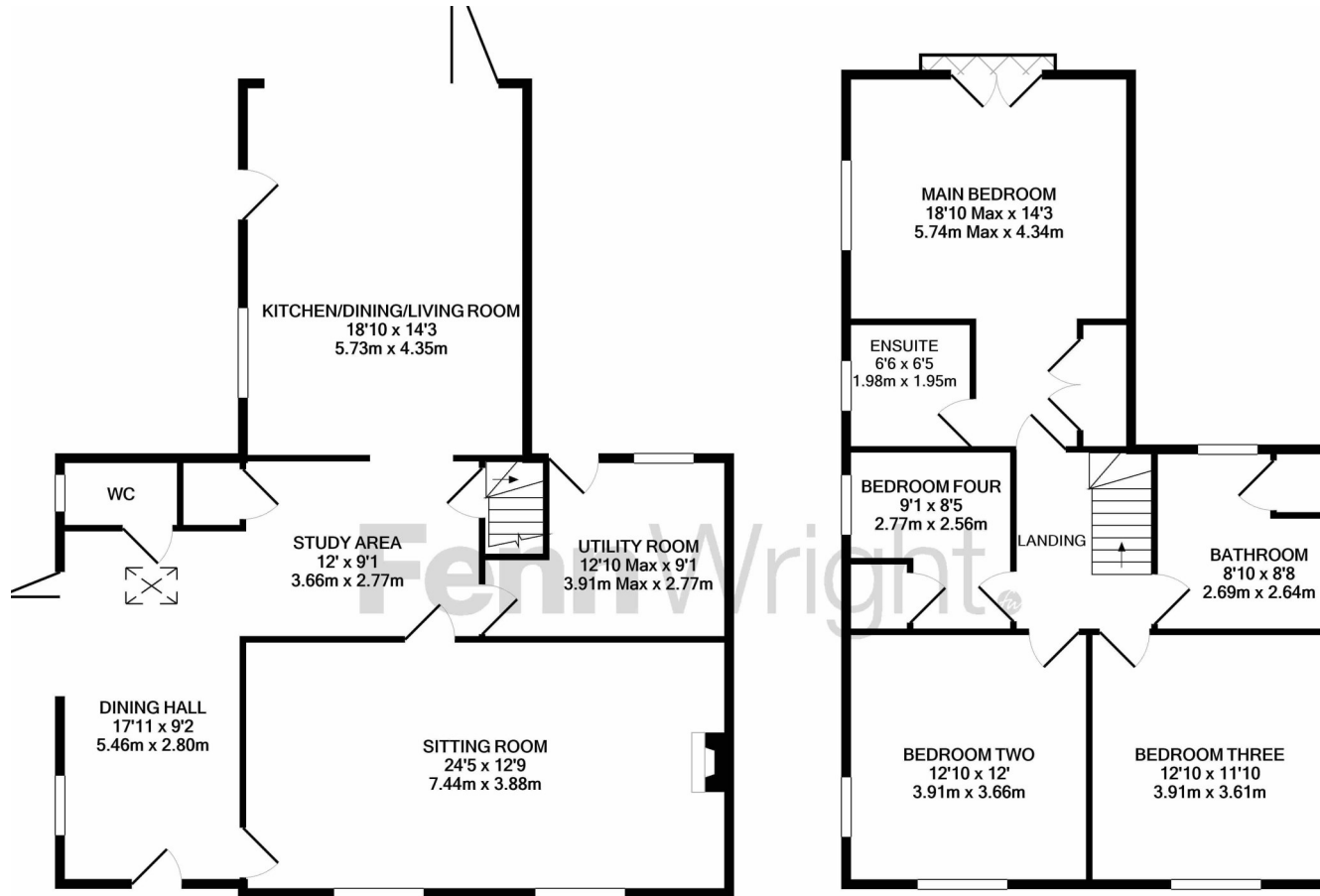
The first floor landing provides access to all four bedrooms and the family bathroom. The main bedroom is located to the rear and has a dual aspect outlook with a Juliet balcony and provides views across the garden and open fields and farmland beyond. There is a built in wardrobe and an en-suite shower room comprising a shower, basin and W.C.

Bedroom two and three are both good size double rooms with dual aspect outlooks and bedroom three has a stripped wooden flooring. Bedroom four is a good size room with a built in cupboard and all four bedrooms offer a variety of stunning views across the open fields, farmland and common land beyond. There is a family bathroom comprising a bath, basin and W.C









GROUND FLOOR
APPROX. FLOOR
AREA 997 SQ.FT.
(92.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 801 SQ.FT.
(74.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1799 SQ.FT. (167.1 SQ.M.)

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Outside

The property is set in a plot of around 0.5 of an acre. To the front of the property there is a shingle area which provides off road parking for a number of vehicles. Double gates lead to a further parking area where there is a larger style single garage/outbuilding which is of brick construction. The formal garden themselves are predominantly laid to lawn with an extensive range of trees, flower beds and shrubs. To the front of the property there is outlook across the common land and to the rear there are open fields and farmland.

Agents note

In addition to the garden that comes with the property there is an additional area of garden land, of approximately 0.25 of an acre, which has been leased to the property on a 500 year lease since circa 1670. Although a peppercorn rent is due the ongoing use of this garden land it has been enjoyed by the property for some 450 years. The remaining terms of the lease for this parcel of land will be passed onto the new purchaser.

Location

The property is situated in the civil parish of Barking which is located approximately 2 miles west of Needham Market. Barking itself is a semi-rural area with a local church, service and service station. Needham Market offers a much wider range of local services and amenities and there is excellent access to both the A14 trunk road and the A140.

Directions

Leaving the A14 at junction 51 take the exit signposted for Needham, following the B1078 passing Needham Lakes on your right hand side. Upon going under the railway viaduct turn left into Lion Lane. Upon reaching the junction for the B1113 take a turn right and then an immediately left onto Grinstead Hill. Follow the road round to the left and onto the Barking Road and follow this through into Barking Tye. Upon passing the service station on the left hand side follow the road round to the right where you will pass the common, immediately upon passing the common take a right down a private track and follow this until reaching Cameron Croft which can be found on the left hand side.

Important Information

Council Tax Band - F

Services - We understand that mains water, drainage and electricity are connected to the property. Oil fired central heating.

Tenure - Freehold

EPC rating - C

Our ref - SDG





Ipswich
01473 232700
ipswich@fennwright.co.uk

fennwright.co.uk