



Hill Cottage | Barking | Suffolk | IP6 8HP

Guide Price: £437,500

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Hill Cottage, Barking, Suffolk, IP6 8HP

“A beautifully presented character cottage which has been sympathetically extended to provide a delightful garden room with attractive gardens & useful studio which could also be used as a home office or gym if preferred.”

Description

A charming three-bedroom character cottage occupying a lovely elevated position within this sought-after Suffolk village and within easy reach of Needham Market and its everyday amenities.

The accommodation comprises: entrance porch, entrance hall, cloakroom, sitting/dining room, kitchen, inner-lobby, garden room, first floor landing with study area, three bedrooms and family bathroom.

Hill Cottage benefits from delightful character features such as exposed timbers, feature fireplace with inset multi-fuel burning stove, oil central heating, solar panels for domestic hot water, sealed unit double glazing, an attractive garden room which has recently been reroofed and offers bi-folding doors to garden, three good size bedrooms, newly fitted solid oak doors to kitchen, bathroom, master bedroom and airing cupboard, modern bathroom suite and a fabulous studio room located over the garage. This versatile space may also lend itself as a home office or gym if preferred.

Outside a driveway provides off-road parking and access to the double garage. Double gates open to the beautiful cottage gardens which enjoy a south facing aspect and have been landscaped and terraced creating many areas of interest. These include areas of lawn and shingle, beautiful flower and shrub borders, shaped retaining brick walls and various sitting areas which include a patio and decked area, both of which are positioned to enjoy this delightful garden.

About the Area

Barking is a small rural hamlet set to the outskirts of Needham Market, offering a village green, church, village hall which holds regular community events, the Barking Fox within walking distance offering food and regular music events, village Tye with children's play area and many meandering footpaths offering splendid countryside walks.

The small town of Needham Market is approximately three miles distant offering a good selection of everyday amenities including doctors' surgery, post office, butchers, bakeries, Co-op superstores, a range of independent shops and Public Houses as well as a railway station providing services to Cambridge and Ipswich and onward to London Liverpool Street Station (approximate journey time of 80 minutes). Also within the vicinity is Alder Carr Farm Shop and Needham Market Lake Conservation Area.

The accommodation comprises:

Stable style door to:

Entrance Porch

Windows to three sides, tiled floor and front door to:

Entrance Hall

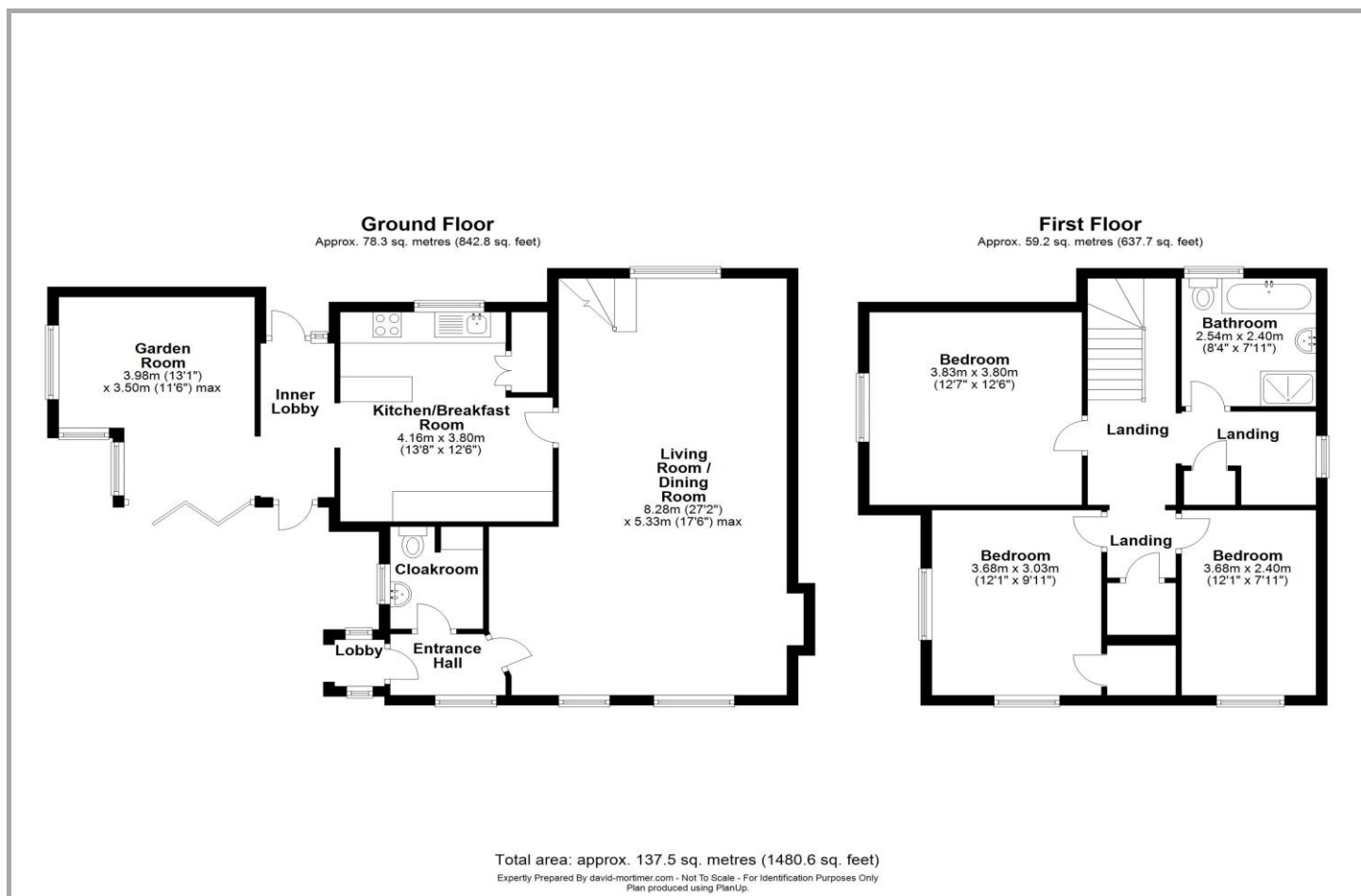
Window to front elevation, decorative tiled flooring, glazed door with side panel to sitting room and door to:

Cloakroom

Comprising low level flushing w.c, pedestal hand wash basin, part-wood panelled walls, frosted window to side elevation, radiator, space for washing machine and decorative tiled flooring.

Sitting/Dining Room **Approx 27'2 x 17'6 max (8.28m x 5.33m max)**





Sitting Area

Two windows to front elevation, exposed timbers, two radiators, feature fireplace with inset multi-fuel burning stove, wall-lights, wood flooring and opening to:

Dining Area

Window to rear elevation, stairs to first floor, understair storage cupboard, exposed timbers, wood flooring, radiator, wall-lights and door to:

Kitchen/Breakfast Room Approx 13'8 x 12'6 (4.16m x 3.80m)

Fitted with one and a half bowl sink unit with mixer tap and separate drinking tap over, work surfaces with a range of base cupboards and drawers under, matching eye-level units, pull-out larder cupboard, built-in four ring induction hob with additional gas ring (via Calor gas), extractor fan over, space for dishwasher, tiled splashbacks, built-in Samsung electric oven, space for fridge freezer, large built-in storage cupboard housing the water softener, window to rear elevation, radiator, tiled flooring and opening to:

Inner-Lobby

Radiator, tiled flooring, Velux window, access to loft storage, ceiling down-lighters, glazed door and side window to the rear passageway and opening to:

Garden Room Approx 13'1 x 11'6 (3.98m x 3.50m)

A fabulous living space which is light and airy and beautifully connects the house to the garden via large bi-folding doors. There are three further windows offering lovely views of the garden, a part-vaulted ceiling with two Velux windows, radiator and tiled floor.

Part-Galleried Landing/Study Area

The landing incorporates a useful area which could be used as a study or reading nook. Window to side elevation, radiator, built-in storage cupboard, access to loft, built-in airing cupboard housing the immersion heater with slatted shelving above and doors to:

Bathroom

Comprising large bath with wall-mounted central mixer tap and separate hand-held shower attachment, low level flushing w.c, vanity sink unit, shower cubicle, radiator, part-tiled walls, tiled flooring and frosted window to rear elevation.

Bedroom Approx 12'7 x 12'6 (3.83m x 3.80m)

Window to side elevation, radiator and wood boarded flooring.

Bedroom Approx 12'1 x 9'11 (3.68m x 3.03m)

Window to front and side elevations, radiator, built-in wardrobe cupboard.

Bedroom Approx 12'1 x 7'11 (3.68m x 2.40m)

Window to front elevation, radiator and wood boarded flooring.

Outside

To the front a driveway provides off-road parking and access to the double garage. The garage offers an up and over door, power and light. Above the garage is a useful studio building which is accessed via the garden at the rear of the property. From the driveway double gates open into the front garden and up to the cottage. The front garden is attractively landscaped incorporating an area laid to shingle and planted with a variety of flowers and mature shrubs.

The main garden is to the side of the cottage and affords lovely views of both the paddock at the rear and countryside to the front. The beautifully landscaped terraced garden has been designed to create many areas of interest. There are areas laid to lawn and shingle, beautiful flower and shrub borders, small trees, shaped brick retaining walls, meandering pathways and various sitting areas. These include a patio via the bi-folding doors from the garden room and an elevated decked area, both of which offer lovely views of the garden. At the top of the garden is a useful screened utility area and access to the studio building which is located over the garage.

Studio Building

Accessed via French doors the studio offers two windows to side elevation, window to front elevation, laminate flooring, door to roof storage and built-in stainless steel sink unit with Triton heater water unit over. To the right-hand side of the property is a useful lean-to and pedestrian gate which leads to the front driveway. Within the garden is also courtesy lighting, two outside taps and a power socket.



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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

Hill Cottage
Barking
IP6 8DP

Energy rating

E

Valid until: 3 October 2032

Certificate number: 2020-0300-0874-4097-2283

Property type

Detached house

Total floor area

140 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this

The graph shows this property's current and potential energy efficiency.



<https://find-energy-certificate.service.gov.uk/energy-certificate/2020-0300-0874-4097-2283?print=true>

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