



Walnut House | The Tye | Barking | IP6 8HU

Guide Price: £535,000

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Walnut House, The Tye, Barking, Suffolk, IP6 8HU

“A delightful three-bedroom detached family home occupying an enviable position with far-reaching countryside views, garage, off-road parking & attractive landscaped garden.”

Description

A stylishly and beautifully presented three-bedroom detached family home occupying an enviable position with delightful views across The Tye and countryside beyond.

The accommodation comprises: entrance porch, entrance hall, sitting room, dining room, cloakroom, kitchen, first floor part-galleried landing, three bedrooms, en-suite to master bedroom and family bathroom.

Walnut House is superbly presented throughout and benefits from a luxury 'Orwell' fitted kitchen with granite work surfaces, Sanderson Plantation shutters, Karndean flooring to the entrance hall and cloakroom and three good sized double bedrooms. Further benefits include feature gas fire (Calor) to the sitting room, oil fired central heating, sealed unit double glazing and solar panels.

Outside a driveway provides off-road parking and access to the single garage. The gardens have been attractively landscaped and are meticulously maintained by the current owners, to include well-stocked flower and shrub borders, shaped box hedging and a fabulous patio to host and entertain. To the left-hand side of the property is a neatly maintained kitchen garden with raised vegetable beds.

About the Area

Barking is a small rural hamlet set to the outskirts of Needham Market, offering a village green, church, village Tye with children's play area, nursing home and many meandering footpaths offering splendid countryside walks.

The small town of Needham Market is approximately two 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:

Part-glazed door to:

Entrance Porch

Window to front and side elevations, tiled flooring, courtesy light and part-glazed front door to:

Entrance Hall

Stairs to first floor, under stair storage cupboard, window with fitted shutters to front elevation, built-in cloaks cupboard, coved ceiling, Karndean flooring and doors to:

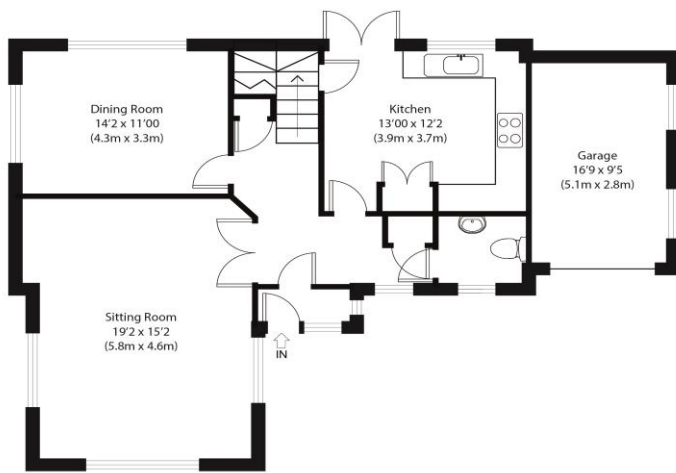
Sitting Room Approx 19'2 x 15'2 (5.8m x 4.6m)

Window to front and both side elevations with fitted shutters, two radiators, coved ceiling, wall-lights and feature fireplace with inset coal effect gas fire.

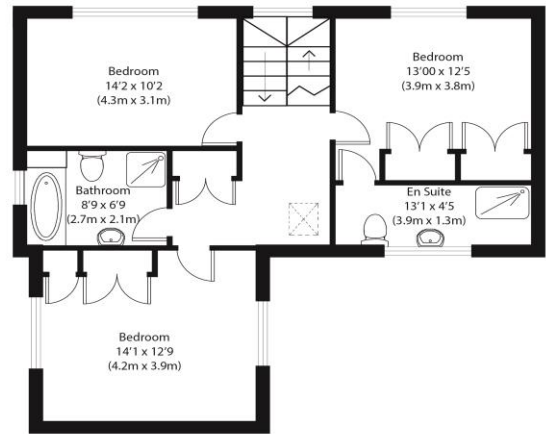
Dining Room Approx 14'2 x 11' (4.3m x 3.3m)

Window to rear and side elevations, both fitted with shutters and enjoying far reaching countryside views, radiator and coved ceiling.





Ground Floor



First Floor

Approximate Gross Internal Area
1735 sq ft (161 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.opphoto.co.uk

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Cloakroom

Comprising low-level flushing w.c, pedestal hand wash basin, tiled splash back, radiator, frosted window to front elevation and coved ceiling.

Kitchen/Breakfast Room Approx 13' x 12'2 (3.9m x 3.7m)

A fabulous 'Orwell' fitted kitchen enjoying far reaching countryside views. Comprising granite work surfaces, base cupboards and drawers under, carousel corner cupboard, matching eye-level units, granite returns, built-in dishwasher, space for washing machine, built-in stainless steel Belling range style cooker with Belling extractor fan over, built-in larder cupboard with light, built-in fridge freezer, radiator, Karndean flooring, built-in under stair storage cupboard with lighting, ceiling down-lighters, window to rear elevation and French doors opening to the rear patio.

Part-Galleried First Floor Landing

Window with shutter to rear elevation, Velux window to front, large built-in linen cupboard, radiator, coved ceiling and doors to:

Bedroom Approx 14'2 x 10'2 (4.3m x 3.1m)

Window with fitted shutter to rear elevation, radiator, coved ceiling and access to loft.

Bedroom Approx 13' x 12'5 (3.9m x 3.8m)

Window with fitted shutter to rear elevation, radiator, range of built-in wardrobe cupboards, coved ceiling and door to:

En-Suite Shower Room

Comprising built-in shower cubicle, low-level flushing w.c, vanity sink unit, tiled splash backs, radiator, shaver socket, extractor fan, coved ceiling, wall-light and frosted window to front elevation.

Bedroom Approx 14'1 x 12'9 (4.2m x 3.9m)

Window to both side elevations with fitted shutters, radiator, built-in wardrobe cupboard and eaves storage cupboard.

Bathroom

Comprising panel bath, low-level flushing w.c, vanity sink unit, fully tiled

shower cubicle, part-tiled walls, extractor fan, ceiling down-lighters, coved ceiling, shaver socket, radiator, coved ceiling and window to side elevation.

Outside

Double wrought iron gates open to a shingle driveway, where there is off-road parking and access to the single garage.

To the right-hand side of the property and continuing to the rear, is a beautifully maintained landscaped garden. This offers attractively planted raised flower and shrub beds, small trees, a feature walnut tree, feature circular box hedging, areas laid to shingle and a fabulous patio which is accessed via the kitchen French doors.

To the left-hand side of the property is an enclosed kitchen garden which includes raised vegetable beds and a timber storage shed.

Garage Approx 16'9 x 9'5 (5.1m x 2.8m)

Fitted with an electric roller door, two windows to side elevation, power, light and housing for the oil-fired boiler, water softener and solar panel battery/controls.





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

Energy performance certificate (EPC)		
Walnut House The Tye Barking IP8 5WGH IPB 8HU	Energy rating D	Valid until: 17 March 2025 Certificate number: 9288-8037-7257-3245-2944

Property type: Detached house

Total floor area: 151 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 property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)



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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

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Town and Village Properties
Grove House, 87 High Street
Needham Market
Suffolk
IP6 8DQ

Email: info@townandvillageproperties.co.uk

Needham Market
and surrounding villages
01449 722003

Ipswich
and surrounding villages
01473 214420

Stowmarket
and surrounding villages
01449 722003

Debenham
and surrounding villages
01728 469308

London
Showroom
020 7409 8403