



2 Bridge Cottage | The Tye | Barking | IP6 8JB

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## 2 Bridge Cottage, The Tye, Barking, Suffolk, IP6 8JB

*“A characterful, two double bedroom country cottage set in an idyllic setting with attractive front & rear gardens, off-road parking & impressive views of Barking Tye.”*

### Description

A pretty, characterful yet unlisted two double bedroom country cottage in an idyllic setting with impressive views of Barking Tye.

Notable features include proportionate front and rear gardens, off-road parking and well-appointed kitchen and bathroom suite.

### 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, 'The Fox' Public House, 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 in more detail comprises:

Front door to:

#### Entrance Hall

Light and airy welcoming entrance with tiled flooring, spotlights, dado rail, personnel door to rear and door to:

#### Inner-Hall

Dado rail and doors to:

#### Kitchen Approx 9'7 x 7'7 (2.93m x 2.31m)

Well-appointed fitted kitchen with a matching range of wall and base units with wooden worktops over and inset with ceramic one and a half bowl sink, drainer and chrome mixer tap. Integrated appliances include extractor hood. Space for cooker, dishwasher and fridge, window to rear aspect and partly tiled walls.

#### Shower Room

Well-appointed white suite comprising w.c, hand wash basin with storage under, double length tiled shower cubicle, tiled walls, frosted window to rear aspect and extractor.

#### Sitting Room Approx 11'9 x 11'8 (3.59m x 3.55m)

Generous space with two windows to front aspect, feature inset with wood burning stove on a tiled hearth and exposed red brick surround, built-in storage cupboard, picture rail, built-in shelving and open-studwork to:

#### Dining Room Approx 11'9 x 8'1 (3.59m x 2.46m)

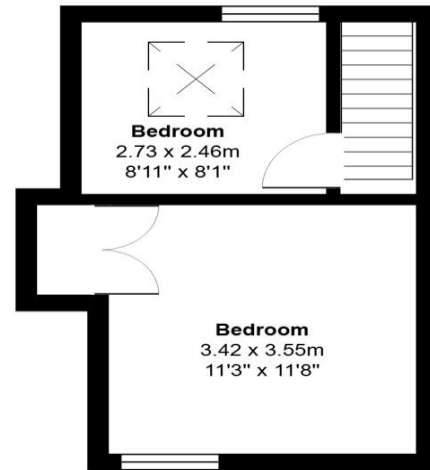
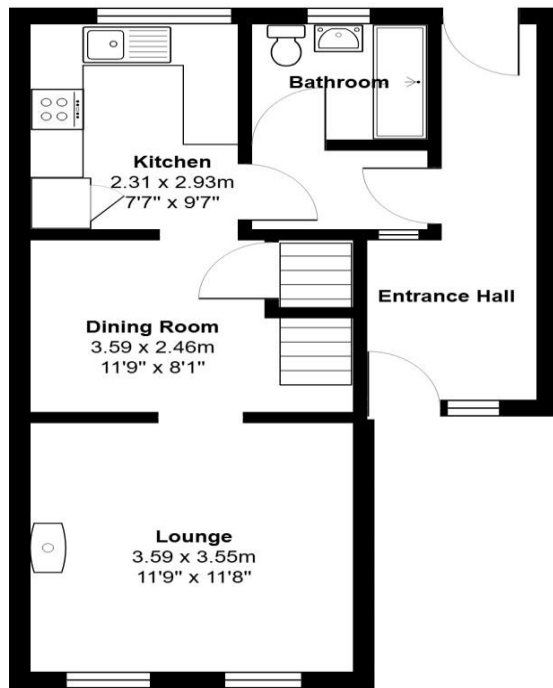
Opening to understairs storage, Suffolk latch door with stairs rising to the first floor, exposed beams, dado rail and opening to kitchen.

### First Floor

#### Master Bedroom Approx 11'8 x 11'3 (3.55m x 3.42m)

Double room with window to front aspect commanding far-reaching countryside views of Barking Tye, built-in wardrobe and feature inset with wooden mantel surround on a tiled hearth.





**Bedroom Two Approx 8'11 x 8'1 (2.73m x 2.46m)**

Double room with window to rear aspect, skylight and exposed brickwork.

**Outside**

2 Bridge Cottages is set in an enviable position towards the end of a shared private roadway and is accessed over a private drive providing off-road parking as well as giving access to the pedestrian walkway through a picket fence, which in turn leads to a well-maintained and pretty cottage garden. To the rear are generous and well-maintained private grounds with a terrace abutting the rear of the property and incorporating a sun terrace and outhouse which is currently used as a utility room with power and light connected, worktop space, built-in shelving and space for white goods. Furthermore is a detached timber workshop as well as a greenhouse and a range of raised beds. The boundaries are defined by panelled and picket fencing for the most part.

**Local Authority**

Mid Suffolk District Council

**Council Tax Band – B**

**Services**

Mains water and drainage. Electric heating.

**Agents Note**

We understand from our client that the track to the property serves as a private road that is jointly maintained by those that benefit from access to their prospective properties.





## Energy performance certificate (EPC)

2 Bridge Cottages The Tye Barking Ipswich IP6 8J5	Energy rating <b>F</b>	Valid until: 29 May 2034
		Certificate number: 0252-2200-7604-0183-3904

Property type	End-terrace house
Total floor area	59 square metres

### Rules on letting this property

#### ! You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. 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).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

#### Disclaimer

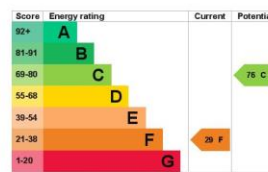
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### Energy rating and score

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

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



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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