



Oak Barn

Freehold Guide Price £ 675,000

Pipps Ford | Needham Market | Suffolk | IP6 8LJ

FINE & COUNTRY

This beautifully presented, attached, converted barn is set in a small hamlet of 5 properties. The flexible use accommodation is spread over two floors with ample rooms to either have up to six bedrooms or to create extra reception rooms or studies.

Traditional features have been conserved, including a multitude of exposed beams, wooden floorboards and Suffolk latch doors which complement the more contemporary decoration and fittings. The property was re-roofed in 2024.

A stunning red brick walled, south westerly facing garden and further lawned gardens of around a third of an acre (STS) back on to the grounds of Pipp's Ford with private right of way permitted to access the river, footpath network and nature reserve only 250 metres away. This rural setting is only minutes from the popular village of Needham Market and positioned ideally for access to the A14.

This wonderful family home further benefits from a double garage and ample parking.



Summary of Accommodation - Ground Floor

The front door opens into the large Porch, which is an ideal Cloaks and Boot Room, with a further door opening to A spacious, welcoming, Reception Hall with double height, pitched ceiling and stairs with galleried landing to first floor.

Doors to

Study - this room would be ideal as an extra double bedroom or media room.

Large Bedroom with lounge area divided by an arch.

Shower Room with Vanity basin, WC and Shower.

Please note that the above three rooms have potential to be realised as a self-contained annexe.

Cloakroom with WC and basin

Laundry/boiler room with plenty of storage.

Kitchen with contemporary Shaker style cabinets with granite work surfaces and large island offering ample storage.

Built in oven, hob, extractor hood and dishwasher. Large space for an American style fridge freezer.

Feature hand painted splashback tiles.

Lounge Diner – an amazing space divided in half by vertical beams ideally creating a lounge and a dining area. Wooden floorboards and an inglenook fireplace with multi fuel burner feature alongside the triple folding patio doors to the garden.







Summary of Accommodation - First Floor

Stairs to first floor landing, galleried to two sides and with lots of storage. The pitched ceiling continues throughout the first floor. Doors to

Family Bathroom. A huge area with bath, shower cubicle, WC and basin.

Three large double bedrooms, one of which has built in cupboards but all have space for extra storage.







Outside

The property is approached via a shingle driveway and has three private car parking spaces. The front door is accessed through a gate into the walled garden which has a patio, mature trees and shrubs. There is a further gate to the lawned grounds, wildflower area and vegetable patch behind the double garage, which has power and light and roof space for storage.

There are a further two spaces for vehicles in front of the garage.

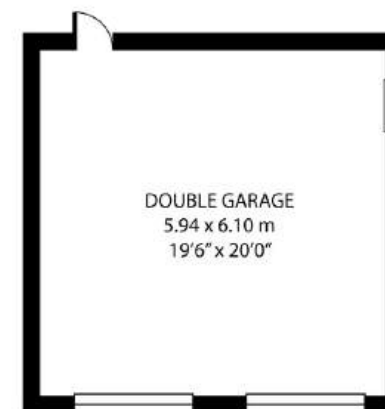
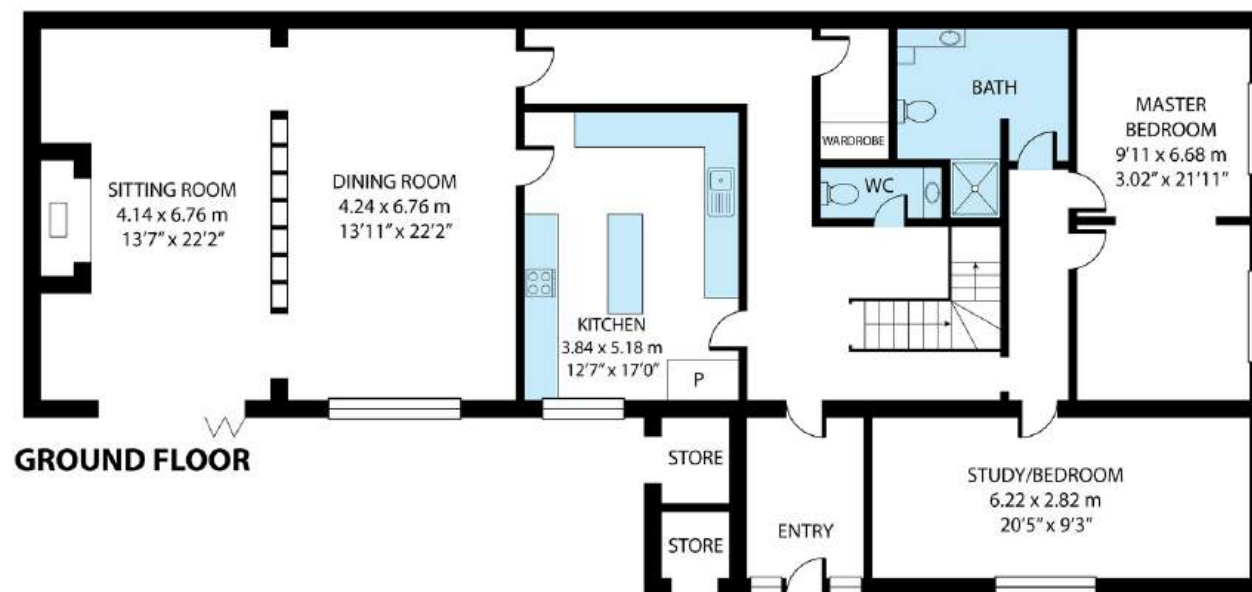
The outlook from Oak Barn is of the mature trees in the grounds of Pipp's Ford.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E	43 E	
21-38	F		
1-20	G		



Pipps Ford, Needham Market, England, IP6 8LJ

TOTAL APPROX. FLOOR AREA 333 SQ.M - 3,586 SQ.FT

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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Services

We are advised by the Vendors that mains electricity and water are connected. The property benefits from calor gas-fired central heating and log burner. Drainage is via a septic tank.

Possession

Vacant possession upon completion.

Council Tax Band

East Suffolk F - 2024/25 - £ 3049.86

What Three Words

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VIEWING ARRANGEMENTS

Strictly by appointment with
the Vendor's sole Agent
Fine and Country Woodbridge & Ipswich
- 01394 446 007

About The Area

Pipps Ford is a rural location set on the outskirts of the historic town of Needham Market. Pipps Ford offers some beautiful nearby walks through the countryside and along the river Gipping.

The popular village of Needham Market offers a good selection of independent shops including butchers, post office, hairdressers, doctors surgery, bakery, churches, two Co-op supermarkets and more. The village has an active community and also offers schooling and further walks around the popular Lake set to the edge of the village incorporating a cafe and children's play area.

The A14 provides access to the larger neighbouring towns offering further amenities of Ipswich approximately seven miles and Bury St Edmunds approximately twenty one miles distant.

Needham Market has a mainline railway link to Ipswich, Bury St Edmunds and London's Liverpool Street Station. There is also good access to the A140 providing access to Norwich and other major routes.



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