

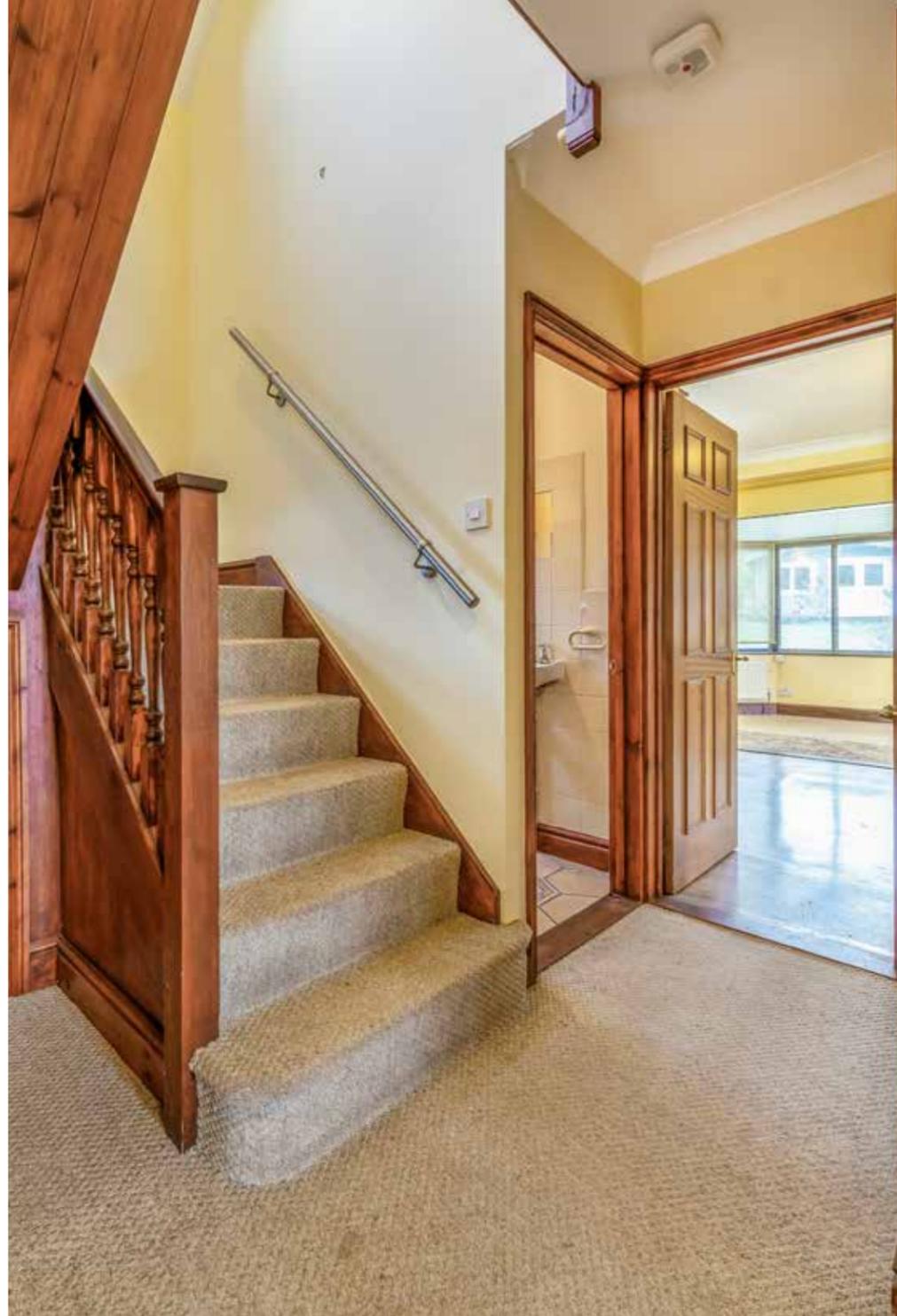


# Opportunity Awaits...

Believed to date back to the 1930s, this attractive and characterful home enjoys a wonderful rural setting within the highly desirable village of Barking, just a short distance from Ipswich. The property itself is approached via a generous driveway providing ample off-road parking and turning space, with the grounds extending to approximately 1.87 acres, incorporating established gardens and a paddock area to the front where large mobile rotating solar panels, installed in 2011, provide a modern and sustainable energy feature.

Inside, the accommodation is well-proportioned and arranged over two floors. The entrance hall offers useful storage with a full-height cupboard and understairs cupboard, along with a conveniently located cloakroom fitted with a WC and hand wash basin. The kitchen is fitted with a range of wall and floor units with coordinated work surfaces and includes an electric four-ring hob with built-in oven and microwave. A window overlooks the rear garden, while the kitchen opens through to the dining room and features bifold doors into the conservatory, creating a lovely flow for both everyday living and entertaining. The dining room benefits from a large bay window to the front and sliding glazed doors into the conservatory, which enjoys windows to all sides and French doors opening onto the garden.

The sitting room is a welcoming space centred around a chimney breast with wood-burning stove, with a large bay window to the front and glazed door to the rear. From here there is access to the fascinating former school room, believed to date from when the property was used as a children's home until the 1950s. With windows to three sides and doors on both aspects, this bright and versatile room could suit a studio, home office or hobby space. The utility room provides additional storage and workspace with fitted units, an inset stainless steel sink and water softener. Steps lead down to the double garage, which has power, lighting and houses the oil-fired central heating boiler, with a staircase leading to a useful boarded loft storage room.





## *Location...*

Outside, the grounds are a real highlight of the property. In addition to the gardens and paddock, there is a large workshop/garage with power and light connected and a double-height door, providing sufficient headroom for a motorhome or similar vehicle. A timber summer house or cabin, complete with windows and a porch, overlooks the gardens and offers a peaceful retreat or potential hobby space. Further outbuildings include an open woodstore and a small brick store, believed to have originally served as an outside toilet for the school room.

The village of Barking is one of Suffolk's most charming rural communities, surrounded by gently rolling countryside and farmland. With a welcoming village atmosphere and an active local community, Barking provides a wonderful setting for those seeking a quieter pace of life. The village benefits from a popular primary school, village hall and church, with a variety of countryside walks and bridleways close at hand, making it ideal for those who enjoy outdoor pursuits.

Despite its tranquil setting, Barking is conveniently positioned for access to the county town of Ipswich, which lies just a short drive away and offers an extensive range of amenities including shops, restaurants, leisure facilities and cultural attractions along the vibrant waterfront. Ipswich also provides mainline rail services to London Liverpool Street, making the area an appealing choice for commuters seeking a countryside retreat with city connections. The nearby A14 further enhances accessibility, linking the region with Cambridge, Bury St Edmunds and the wider motorway network.

Altogether, this delightful home offers an appealing blend of character, history and countryside living, set within generous grounds in one of Suffolk's most desirable villages, yet remaining within easy reach of Ipswich and excellent transport connections. The property offers a rare opportunity to enjoy peaceful countryside living while remaining well connected to nearby towns and transport links.



## *Space to Refine...*

Upstairs, the first-floor landing is brightened by two windows and provides access to an airing/storage cupboard and loft hatch.

Bedroom one is a particularly attractive and light-filled room with two windows overlooking the front and an additional side window. The room also benefits from a vanity unit with inset sink. Bedroom two enjoys a similar dual aspect with windows to the front and side, while bedroom three overlooks the rear garden. The family bathroom is fitted with a vanity unit with inset sink, corner bath, shower cubicle and low-level WC.



## Key Information:

### LOCAL SCHOOLS:

- Bosmere Community Primary School, 0.70 Miles, Rated Good
- Creeting St Mary Church of England Voluntary Primary School, One Mile, Rated Good
- Stowupland High School, 2.83 miles, Requires improvement
- Olive AP Academy - Suffolk, 4 Miles, Rated Good
- Claydon High School, 5.7 Miles, Rated Good

### LOCAL AUTHORITY:

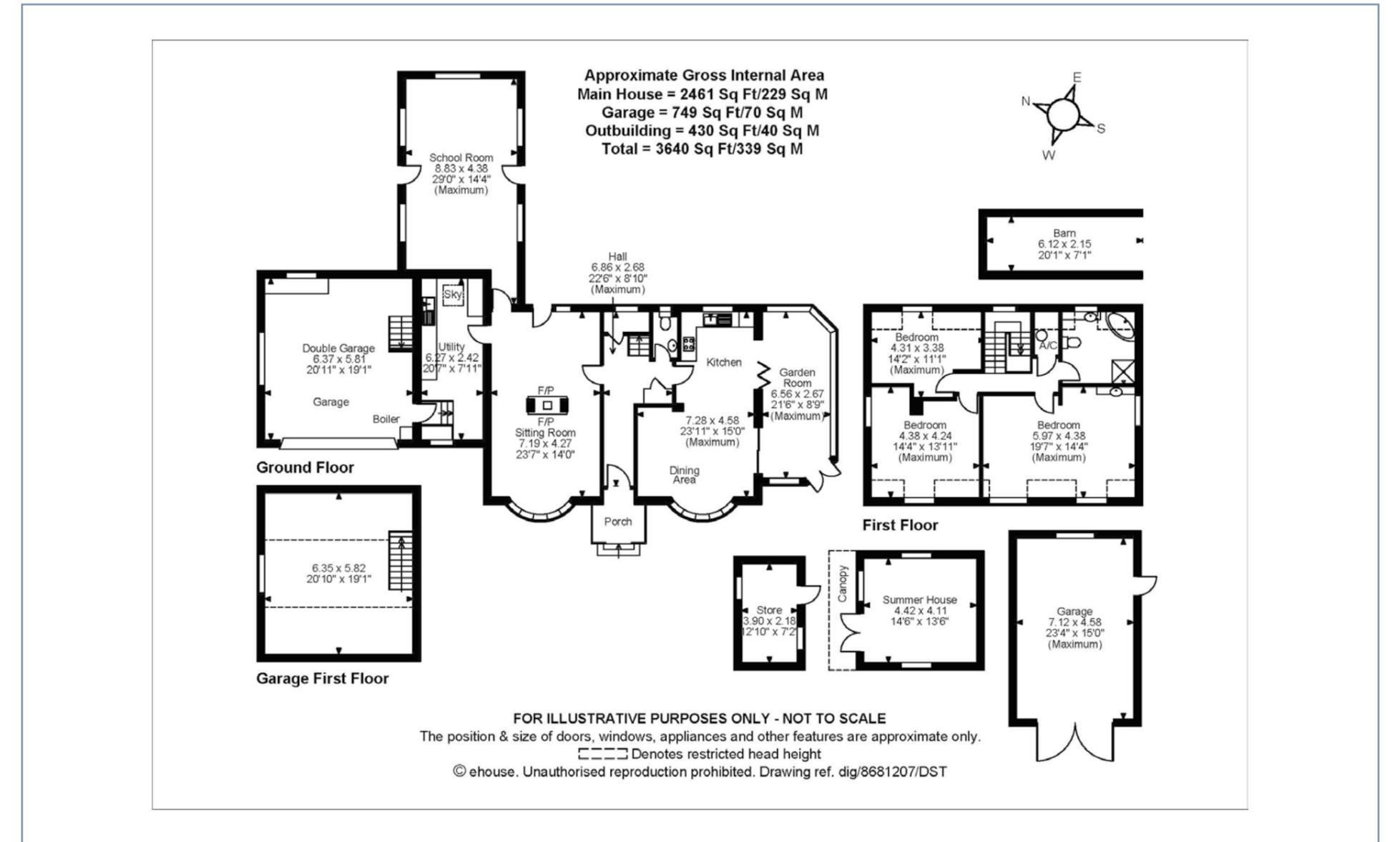
Mid Suffolk District Council  
Council Tax Band E

### TENURE:

Freehold

### SERVICES:

Heating Type	Oil
Electricity	Mains
Water	Mains
Sewerage	Mains



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