



5 Moat Farm Barns | The Tye | Barking | IP6 8JE

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**TOWN & VILLAGE**  
PROPERTIES



# 5 Moat Farm Barns, The Tye, Barking, Suffolk, IP6 8JE

*“An exceptionally well-presented & thoughtfully designed three bedroom semi-detached contemporary barn, located in an idyllic location with far-reaching countryside views, off-road parking & well-maintained front & rear gardens.”*

## Description

A stylish, striking and thoughtfully designed three bedroom semi-detached contemporary barn, standing in an idyllic location with far-reaching countryside views to the rear and benefiting from extensive off-road parking, well-maintained front and rear gardens and exceptionally well-presented décor.

## 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

Welcoming, light and airy L-shaped entrance with door to cloaks cupboard and doors to:

### Cloakroom

White suite comprising w.c, hand wash basin, heated towel rail and window to front aspect.

### Kitchen/Dining Room Approx 19'5 x 11'8 (5.9m x 3.6m)

Generous open plan space with well-appointed fitted kitchen with a matching range of shaker style wall and base units with worktops over and inset with sink, drainer and chrome mixer tap. Integrated appliances include range style cooker with extractor over, dishwasher and washing machine. Space for American style fridge/freezer, window to rear aspect and French door opening onto the terrace. This space also incorporates a substantial dining area. Door to:

### Sitting Room Approx 16'8 x 15'8 (5.1m x 4.8m)

Proportionate room with double aspect windows to the front and rear, stairs rising to the first floor, spotlights and feature media wall with space for television.

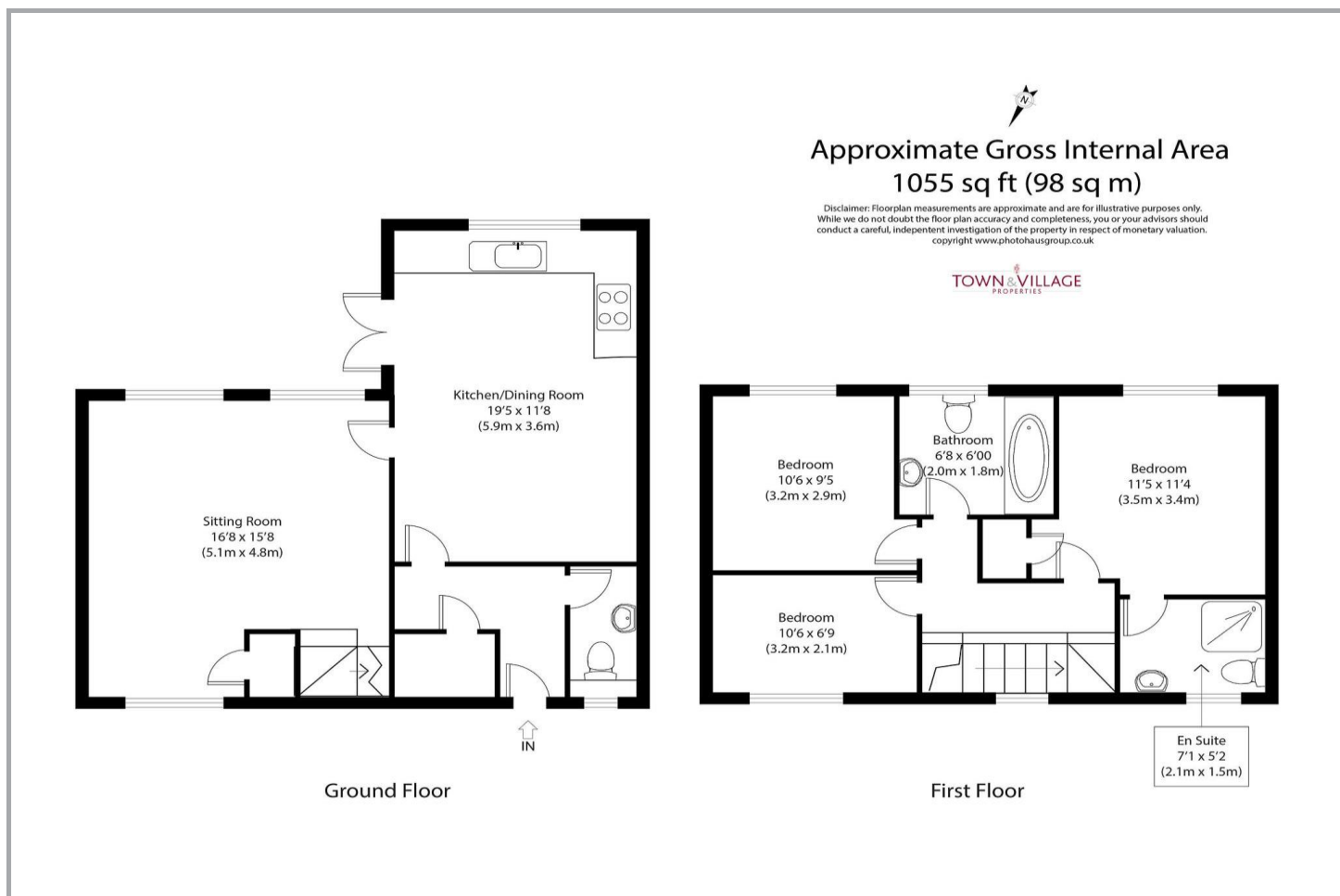
### First Floor Landing

With access to loft, door to storage cupboard over stairs and doors to:

### Master Bedroom Approx 11'5 x 11'4 (3.5m x 3.4m)

Magnificent double room with two windows to rear aspect





taking full advantage of the far-reaching countryside views to the rear and door to:

#### En-Suite Shower Room

Luxuriously appointed white suite comprising w.c, hand wash basin with storage below, corner tiled shower cubicle, heated towel rail and window to front aspect.

#### Bedroom Two Approx 10'6" x 9'5" (3.2m x 2.9m)

Another sizeable double room with window to rear aspect.

#### Bedroom Three Approx 10'6" x 9'5" (3.2m x 2.9m)

Window to front aspect.

#### Family Bathroom

Stylish white suite comprising w.c, hand wash basin, panelled bath with shower attachment, heated towel rail and window to rear aspect.

#### Outside

The property is situated in a convenient, rural yet accessible location, set well back from the road and accessed via a shared gravelled entrance way, which in turn leads to a private gravelled off-road parking for several vehicles. The property enjoys a slight frontage with an artificial surface and boundaries defined by a mixture of two fencing types. A side gate leads to predominately lawned rear gardens, with a terrace abutting the rear of the property and enjoying, far-reaching countryside views.

#### Local Authority

Mid Suffolk District Council

#### Council Tax Band – D

#### Services

Mains water and electricity. Private drainage via shared septic tank. LPG gas heating.

#### Agents Note

We understand from our client there may be the possibility of purchasing additional land to the rear of the property by separate negotiation. Further details can be found by contacting the agent.





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

## Energy performance certificate (EPC)

5 Most Farm Barns The Tye Barking IP6 8JE	Energy rating <b>C</b>	Valid until: 28 November 2028
		Certificate number: 2718-5950-7339-6918-7960

Property type	Semi-detached house
Total floor area	100 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 rating and score

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

[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



<https://find-energy-certificate.service.gov.uk/energy-certificate/2718-5950-7339-6918-7960?print=true>

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