



5 Moat View | Lower Farm Road | Ringshall | IP14 2JE

Specialist marketing for | Barns | Cottages | Period Properties | Executive Homes | Town Houses | Village Homes

  
**TOWN & VILLAGE**  
PROPERTIES

To find out more or arrange a viewing please contact 01449 722003 or visit [www.townandvillageproperties.co.uk](http://www.townandvillageproperties.co.uk)



# 5 Moat View, Lower Farm Road, Ringshall, IPI4 2JE

*“A spacious & well-presented, four double bedroom detached family house, offering proportionate gardens, ample off-road parking, double garage & substantial outbuilding.”*

## Description

A spacious and well-presented, four double bedroom detached executive style modern family house, set well back from the road amongst this high-quality development in the heart of Ringshall.

Notable benefits include double garage, proportionate and attractive front and rear gardens, greenhouse and substantial outbuilding.

## About the Area

Ringshall is approximately four miles from Needham Market and six miles from Stowmarket, both of which have a railway station. Ringshall offers a primary school, Green Barn farm shop, a great network of footpaths and bridleways along with a village hall which tends to be the hub of the community. The market town of Needham Market offers a range of everyday amenities, and individual shops, including butchers, bakers, tea shops/cafes, public houses, take-away restaurants, a post office, Co-op supermarket, library, doctor's surgery and dentist.

## The accommodation in more detail comprises:

Front door to:

### Reception Hall

Light and airy, welcoming entrance with stairs rising to the first floor, under stair drawers, parquet style flooring and doors to:

### Cloakroom

White suite comprising w.c, hand wash basin with storage under and tiled splashback, tiled flooring and frosted window to rear aspect.

### Sitting Room Approx 20'6 x 11'3 (6.2m x 3.4m)

A generous space with window to front aspect, French doors to the rear opening onto the terrace and feature inset with electric stones-effect fire on a marble hearth with marble surround.

### Dining Room Approx 11'2 x 10'1 (3.4m x 3.0m)

Window to front aspect.

### Study Approx 9'9 x 6'3 (3.0m x 1.9m)

Ideal for a variety of uses but currently used as a home office and benefiting from window to rear aspect.

### Kitchen Approx 18'3 x 11'3 (5.5m x 3.4m)

Fitted with a matching range of wall and base units with worktops over and inset with double bowl sink, drainer and chrome mixer tap. Integrated appliances include fridge, freezer, four ring induction hob with extractor over and microwave oven. Housing for oil-fired boiler, window to rear aspect and door to:

### Utility Room Approx 6'8 x 5'1 (2.0m x 1.5m)

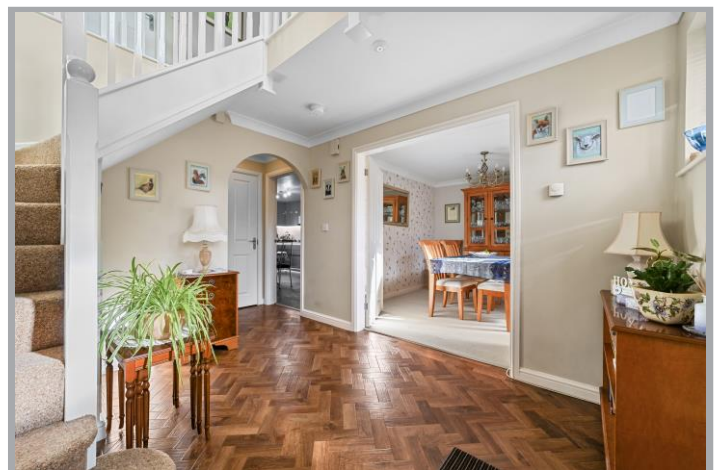
Personnel door to side and fitted with a matching range of wall and base units with worktops over and inset with stainless steel sink, drainer and chrome mixer tap. Space for white goods and built-in shelving.

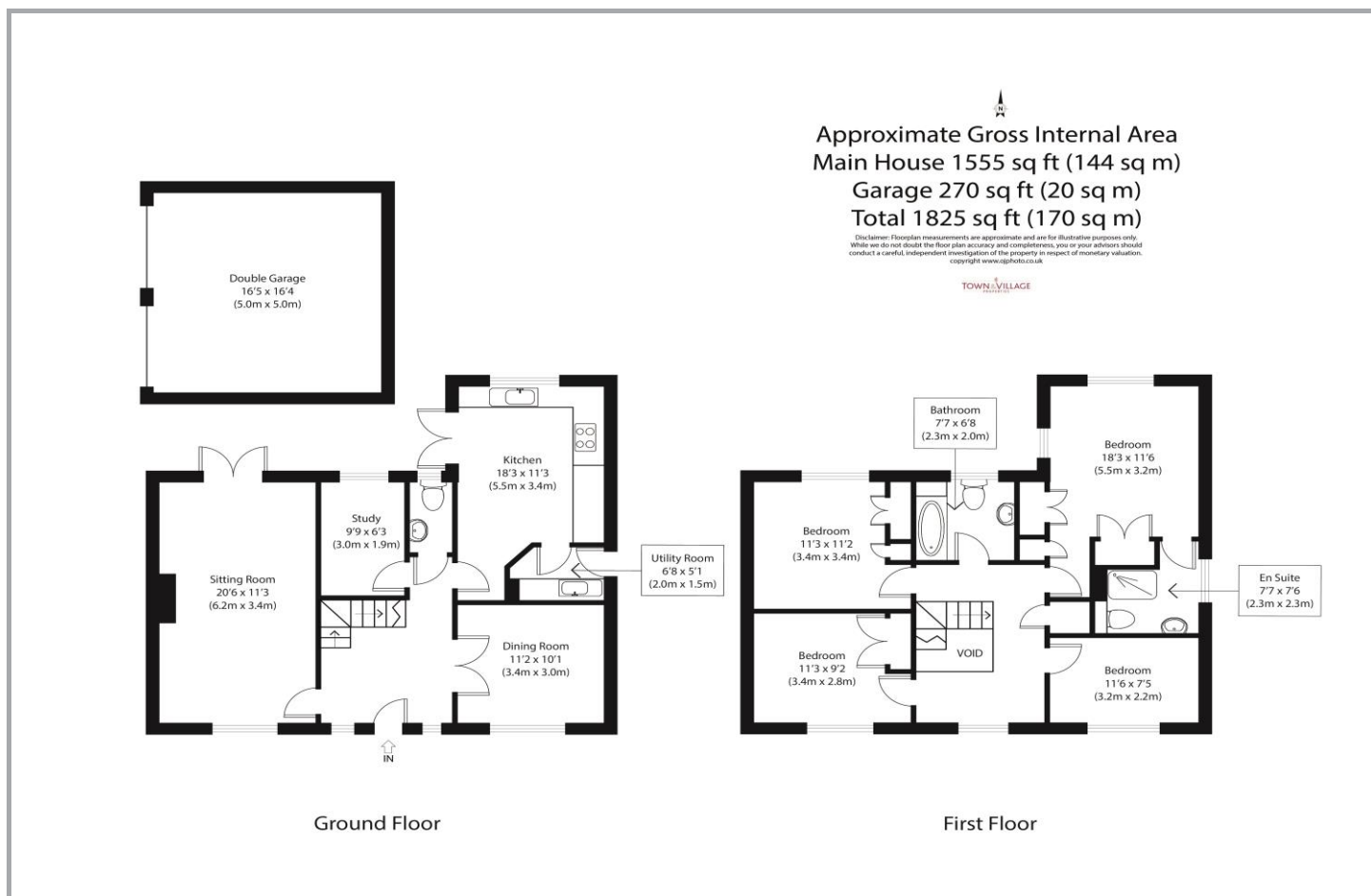
### First Floor Galleried Landing

Access to loft, window to front aspect, door to airing cupboard housing the hot water cylinder and doors to:

### Master Bedroom Suite Approx 18'3 x 11'6 (5.5m x 3.2m)

Substantial double room with double aspect windows to the rear and side, built-in wardrobes and door to:





### En-Suite Shower Room

Luxuriously appointed white suite comprising w.c, hand wash basin with storage under, corner tiled shower cubicle, heated towel rail, tiled walls, spotlights, extractor and frosted window to side aspect.

### Bedroom Two Approx 11'3 x 11'2 (3.4m x 3.4m)

Double room with window to rear aspect, built-in wardrobe and door to storage cupboard with shelving.

### Bedroom Three Approx 11'3 x 9'2 (3.4m x 2.8m)

Double room with window to front aspect and built-in wardrobe.

### Bedroom Four Approx 11'6 x 7'5 (3.2m x 2.2m)

Double room with window to front aspect.

### Family Bathroom

White suite comprising w.c, hand wash basin, panelled bath, tiled walls, tiled flooring, frosted window to rear aspect and extractor.

### Outside

The property is set well back from the road in the heart of the village and is accessed over a shared entrance way, which in turn leads to a private drive providing ample off-road parking as well as giving access to the double garage with up and over doors, power and light connected. Forming part of the frontage are predominately lawned gardens with flower and shrub borders and a paved pathway leading to the front door.

To the rear are proportionate, attractive and well-maintained rear gardens, which are also predominately lawned with a terrace abutting the rear of the property and boundaries defined mostly by panel fencing. Incorporated within the plot is a greenhouse as well as a generous timber outbuilding.

### Local Authority

Mid Suffolk Council

### Council Tax Band – E

### Services

Mains water and electricity. Private drainage (shared treatment plant). Oil-fired heating.

### Agents Notes

- We understand from our client that the property is subject to a covenant restricting the keeping of poultry at the property.
- We understand from our client that the property is subject to a yearly maintenance charge of approximately £600.00 per annum. Further details can be obtained by contacting the agent.







## Energy performance certificate (EPC)

5 Moat View  
Lower Farm Road  
Ringshall  
STOWMARKET  
IP14 2JE

Energy rating

C

Valid until: 13 September 2033

Certificate number: 0060-2822-2211-2797-4111

Property type Detached house

Total floor area 148 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/0060-2822-2211-2797-4111?print=true>

1/4



#### Disclaimer

Town & Village Properties (and its subsidiaries and their joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that (I) these particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract (II) Town & Village Properties cannot guarantee the accuracy of any description, dimensions, references to conditions, necessary permissions for use and occupancy and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy, (III) No employee of Town & Village Properties (and its subsidiaries and their joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property, (IV) Town & Village Properties (and its subsidiaries and their joint Agents where applicable) will not be liable in negligence or otherwise, for any loss arising from the use of these particulars and Town & Village Properties (and its subsidiaries and their joint Agents where applicable) have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor, (V) Photographs will only show certain parts of the property and assumptions should not be made in respect of those parts of the property that have not been photographed. (Items or contents shown in the photographs are not included as part of the sale unless specified otherwise. It should not be assumed the property will remain as shown in the photograph. Photographs are taken using a wide-angle lens.



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

Email: [info@townandvillageproperties.co.uk](mailto: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