



Superb detached barn conversion with pool and land

Old Barn, Pippas Ford, Needham Market, IP6 8LJ

Freehold





4 bedrooms • 2 bath/shower rooms • 3 reception rooms • kitchen/breakfast room • utility room, cloakroom, boot room • cart lodge • mature gardens & heated outdoor swimming pool • about 2.8 acres

Local information

Old Barn is situated in PIPPS FORD a delightful rural location on the outskirts of Needham Market.

The property benefits from beautiful countryside views, footpaths are close by with access to the River Gipping and developing extensive Nature Reserve.

The property is a five minute drive to Needham Market town centre and has the added benefit of being close to the A14 which provides direct links to other nearby towns and the wider motorway network.

Needham Market retains its country town facilities, schools and a variety of shops to meet everyday needs.

The town also has the main line railway through the town, with Needham Market railway station providing trains to Ipswich, Cambridge and Peterborough. Stowmarket and Ipswich have more comprehensive shopping, recreational and educational facilities.

About this property

Old Barn is a barn conversion of great character. The property is black weather boarded under a pan tiled roof with exposed brick and flint plinth and was converted about 30 years ago to a very high standard throughout.

The property benefits from a wealth of original features including inglenooks, vaulted rooms, exposed beams, Suffolk latch doors and brick floors.

The accommodation comprises an entrance hall with slate flooring which leads through to the charming farmhouse Orwells kitchen/breakfast room with, dual aspect, electric Aga set in an inglenook fireplace and French pamment floor.

The utility room is off the kitchen beyond which lies the cloakroom and cosy sitting room.

The dining room is a delightful room with French doors out on to the rear wooden deck, exposed timbers and brick & flint plinth.

The drawing room has an impressive vaulted ceiling with a feature brick fireplace with wooden bressumer over with wood burning stove, exposed timbers, oak floor and French doors to the terrace and pool area.

The first floor is reached via an oak staircase on to a galleried landing. The principal bedroom affords a triple aspect and has an en suite bathroom with a roll top bath.

There are a further three bedrooms and a family bathroom with contemporary fittings.



Outside

The outside space has multiple entertaining areas, including a low maintenance and generously sized courtyard with potting shed and pond.

There is a laid to lawn area, which lies adjacent to a tiled area housing a large outdoor heated swimming pool.

Next to the swimming pool is a pool house and tool shed.

The laid to lawn area leads to additional land located at the back of the property, providing an overall size of approximately 2.8 acres.

The driveway has space for several vehicles, with a cart lodge at the end creating sheltered space for another two vehicles and a wood store.

Services

Mains water, electricity. Private drainage. Oil fired central heating.

Tenure

Freehold

Local Authority

Mid Suffolk District Council -
Council Tax Band F

Viewing

Strictly by appointment with
Savills





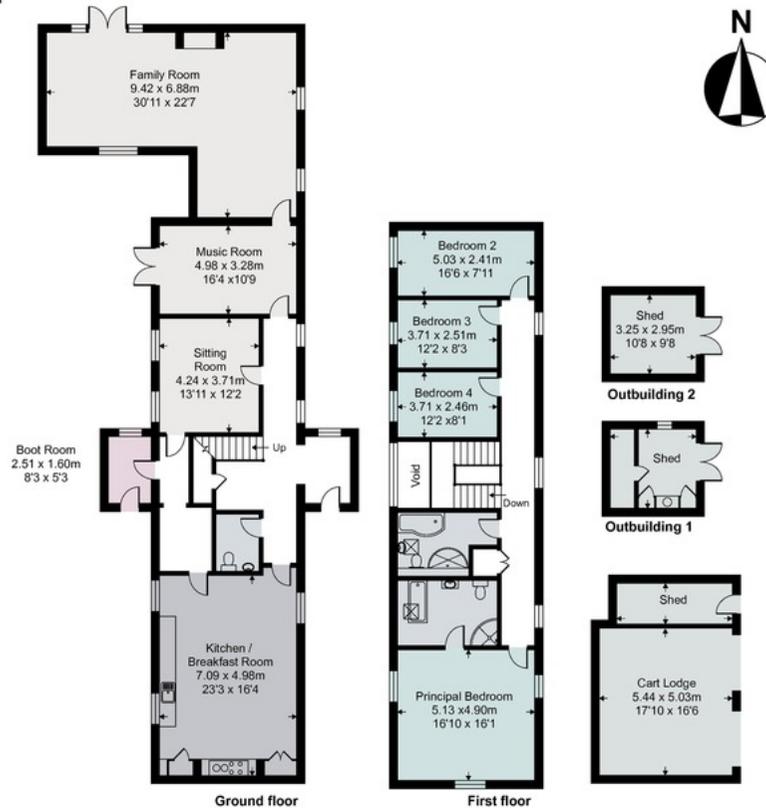
Pipp's Ford, Needham Market, Ipswich, IP6 8LJ

Approximate Area = 2948 sq ft / 273.8 sq m

Outbuildings = 277 sq ft / 25.7sq m

Total = 3225 sq ft / 299.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2022. Produced for Savills (UK) Limited. REF: 829816

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	69
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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