



## Secluded period house with delightful gardens

**Malting Farm, Bentley, Nr Ipswich Suffolk IP9 2LT**

Freehold









5 bedrooms • 2 bathrooms • 3 reception rooms • far reaching views • potential integral annexe • excellent garaging/workshop • greenhouse, established gardens • About 1 acre

#### Local information

Malting Farm is a delightful 15th century grade II listed house ideally situated on a designated Quiet Lane. The house is surrounded by farmland and is on the edge of the village of Bentley, which provides amenities including a pub, village hall, primary school and shop. Ipswich and Colchester offers a full range of private, state and sixth form colleges. Colchester also has a grammar school.

Malting Farm lies some 4 miles to the south west of Ipswich and 3 miles north of Manningtree. The historic town of Colchester is 10 miles to the south. The A137 Ipswich to Manningtree Road and the A12 are within easy access from the property. Manningtree, Colchester and Ipswich all offer regular train services to London Liverpool Street Station from 60, 50 and 65 minutes respectively. For the sailing enthusiast, the Rivers Stour and Orwell and Alton Water are all close by, as is the Suffolk and Essex coastline. The area provides very good walking and cycling routes.

#### About this property

Malting Farm is set back from a quiet road, surrounded by open countryside and has a beautifully established garden. To the side of the house is a detached double garage/workshop. Malting Farm is situated in the outskirts of the village of Bentley in a secluded rural setting. The house is set well back from the road at the end of a long driveway.

The entrance hall features oak flooring and opens to the two delightful reception rooms. The drawing room has an open fireplace and numerous exposed beams. Double doors open through to the conservatory which features panoramic farmland views. The dining room has a brick floor, Inglenook open fireplace. Staircase to the first floor. Double open arches through to the kitchen with tiled flooring, marble worksurfaces comprehensive range of base storage cupboards, large fridge freezer, electric Aga and built-in larder cupboard. An inner hall leads to the potential annexe which is currently incorporated into the main accommodation. The utility room has a further range of units and plumbing for the washing machine. There is a bedroom/study and beyond a well fitted bathroom. To the end of the hall is a much larger bedroom which has also been used as the annexe sitting room with countryside views.

The first floor leads to the main bedroom with built-in double wardrobes, sink with vanity unit and original fireplace and storage airing cupboard. The second bathroom is also well fitted and there are two further bedrooms with potential wardrobes.





#### Outside

The gardens surround the house and offer a variety of established shrubs and trees. The front garden is particularly attractive with a pergola and climbing roses as well as a large lawn area. The garden also has a zip wire which spans part of the garden. There is a natural pond, productive apple trees and variety of shrubs, chicken run. At the end of the drive is a wide parking area which fronts the double garage/workshop. The garage building offers an opportunity for further uses and with the correct planning permission could be used as a home office or potential holiday let. There is also a greenhouse.

#### Directions

Leave Ipswich on the A137 towards Brantham. Pass a turning signed Hubbards Hall Farm and then take the next right. Turn right towards Bentley before the S bend on the A137 and the property will be located 300 yards on the right hand side. The property is situated behind a high hedge, again before another right hand bend.

#### Services

Mains electricity, water, oil fired central heating. Private drainage. Broadband.

#### Tenure

Freehold

#### Local Authority

Babergh District Council

#### Council Tax

Band = Council Tax band F

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills





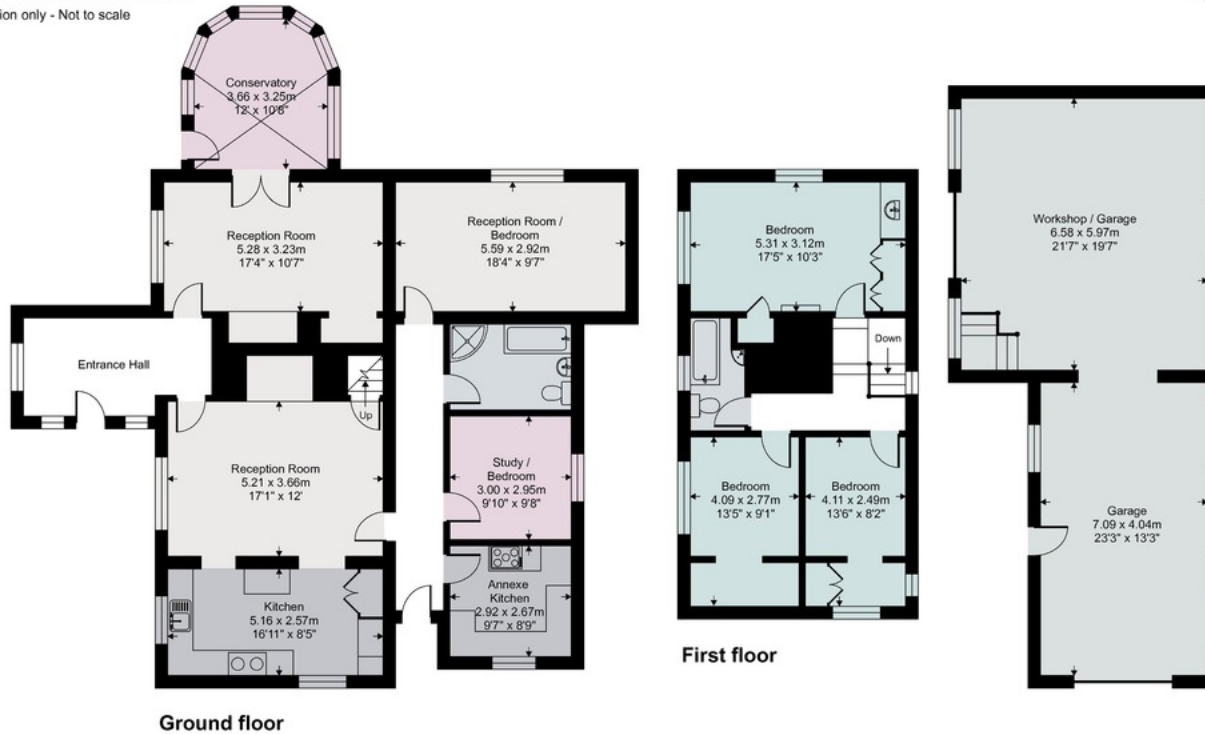




## Malting Farm, Bentley, Ipswich, IP9 2LT

Approximate Area = 1477 sq ft / 137.2 sq m  
Annexe = 558 sq ft / 51.8 sq m  
Double Garage = 750 sq ft / 69.7 sq m  
Total = 2785 sq ft / 258.7 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). © nitchecom 2022. Produced for Savills (UK) Limited. REF: 865231

**Important notice:** Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 22027050 Job ID: 160651 User initials: THO

