



Charles Tye

Ringshall

Asking Price £699,950

LACY SCOTT
& KNIGHT

est. 1869

Poplar Farm House

Charles Tye | Ringshall | Stowmarket | IP14 2HU

Stowmarket 5 miles, Ipswich 14 miles, Bury St Edmunds 21 miles

Impressive and substantial detached, 3 bedroom farmhouse, set within its own plot of a little under an acre, with a superb range of outbuildings with industrial use.

Entrance Porch | Entrance Hall | Cloakroom | Sitting Room | Dining Room | Kitchen/Breakfast Room | Utility Room | 3 Double Bedrooms | En Suite Shower Room To Principal Bedroom | En Suite Bathroom To Second Bedroom | Family Bathroom | Garage/Workshop | Barn With Attached Offices/Workshop & Storage Areas (Light Industrial Use) | Modern Bio Pure Sewage System | 0.92 Acres STS

Poplar Farmhouse

From the tiled entrance porch there is a doorway leading into the main brick floored entrance hall, from here there is a doorway leading into a large cloakroom, which again benefits from brick flooring, as well as pedestal wash handbasin and low flush wc. The sitting room is of generous proportions and benefits from exposed beams to walls and ceiling, plus a woodburner with exposed brick chimneybreast and bressummer beam over and a wealth of natural light provided by two windows to front, plus two further windows which overlook the rear. The dining room again benefits from double aspect, including views over the courtyard and from which there is a doorway leading into the kitchen/breakfast room which benefits from a range of modern wall, base and drawer units, including 1 1/2 bowl sink unit, with mixer taps and plumbing for dishwasher. Other features of note include beams to ceiling and glazed double doors which open out onto the garden. Also leading off the kitchen there is a doorway into the utility room, which houses the Merlin oil fired boiler and benefits from plumbing for washing machine, as well as a further stable door leading out to the garden.



At first floor level there is a large landing area which would serve a variety of uses, such as study, and off of which can be found all the bedrooms, the principal of which benefits from double aspect windows, as well as an en suite shower room comprising shower cubicle, pedestal wash handbasin, low flush wc and heated towel rail, whilst Bedroom 2 features a six door fitted wardrobe with doorway leading off to the en suite bathroom which comprises panel bath, vanity wash handbasin with mixer taps and cupboards below, low flush wc, plus two windows which overlook the rear garden. Bedroom 3 has the benefit of the family bathroom which also comprises panel bath, with electric shower over, pedestal wash handbasin, low flush wc, tiled walls and heated towel rail. Within the landing area there

can also be found a double doored cupboard housing hot water tank.

Outside

The property is approached via a five bar gated entrance, beyond which is a driveway which provides ample parking and in turn leads to the main house, as well as to the nearby outbuildings, the main one of which comprises of a barn, which is used for repairing the vendor's own cars, off of which there is access to two further workshops and an office, as well as a further storage area to the front of the barn, with the barn, office and storage area benefitting from double doors for easy access, whilst the nearby garage/workshop again benefits from light and power, as well as double doors opening out onto the

hardstanding concrete driveway. Beyond the end of the barn there is a large enclosed lawned garden and have been advised that there was also a separate driveway access which has not been used for a number of years. It is also worth noting that these barns have permission for light industrial use. Plus two dog kennels.

Overall, the property offers a generous amount of living space, as well as a superb range of outbuildings, all of which is set within its own substantial plot, with all of these features combining to make a very unique property which will attract a wide range of potential purchasers.

Location

Charles Tye is a small hamlet approximately 5 miles south of Mid Suffolk Town of Stowmarket being about 1.5 miles from

the main village of Ringshall and half a mile from the small village of Wattisham, with Stowmarket offering a good range of services as well as direct access to London Liverpool Street via a mainline railway station.

Services

Mains water and electricity. Modern private drainage system. Oil fired central heating.

Local Authority

Mid Suffolk District Council - Council Tax Band F.

Tenure

Freehold.

Broadband Speed

Ultrafast Predicted speeds of 1000Mbps (source Ofcom).

Mobile Coverage

Yes - likely (source Ofcom).

Directions

From Stowmarket proceed southward towards Combs village. On reaching Battsford go past the Punch Bowl public house on your left hand side, shortly after which you will take the turning right into Mill Road. At the T Junction at the end of this road take the turning left and continue along here for approximately $\frac{3}{4}$ mile where the property will be found on the left hand side.

what3words

spark.force.entrusted





Plans, Areas and Schedules

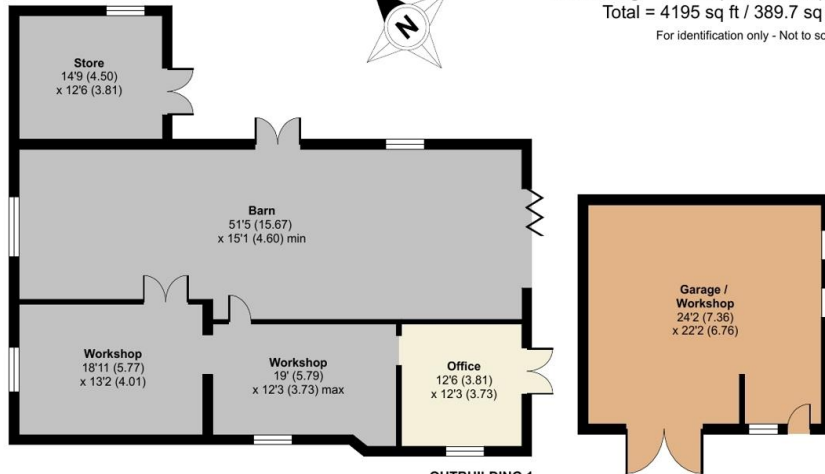
These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either party to compensation. The plans are for the purpose of identification only. In the event of any discrepancy between the plans and schedule of areas, the schedule of areas shall prevail.

Misrepresentation and Notices Lacy Scott & Knight for themselves and as Agents for the Seller of the property give notice that:-

- a) These Particulars are intended to give a fair and substantially correct overall description for the guidance of intending Purchaser(s) and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items.
- b) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending Purchaser(s) should not rely on them as statements or representations of facts, but must satisfy himself by inspection or otherwise as to the correctness of each item.
- c) No person in the employment of Lacy Scott & Knight has any authority to make or give any representation or warranty whatever in relation to this property or these particulars not to enter into any contract relating to the property on behalf of Lacy Scott and Knight nor any contract on behalf of the Sellers.
- d) No responsibility can be accepted for any expenses incurred by any intending Purchaser(s) in inspecting properties which have been sold or withdrawn.
- e) Should any dispute arise as to the boundaries or an pre-contract points on the General Remarks and Stipulations, Particulars, Schedule, Plans or the interpretation of any of them, the questions will be referred to the arbitration of the Agents, whose decision shall be final.

Ringshall, Stowmarket, IP14

Approximate Area = 1854 sq ft / 172.2 sq m
 Garage = 535 sq ft / 49.7 sq m
 Limited Use Area(s) = 60 sq ft / 5.6 sq m
 Outbuilding = 1746 sq ft / 162.2 sq m
 Total = 4195 sq ft / 389.7 sq m
 For identification only - Not to scale



OUTBUILDING 1



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024.
 Produced for Lacy Scott & Knight. REF: 1107210



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E		
(21-38)	F	30	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tel: 01284 748600

10 RISBYGATE STREET, BURY ST EDMUNDS, IP33 3AA

Tel: 01449 612384

MARKET PLACE, STOWMARKET, SUFFOLK, IP14 1DN

