



# Lings Farm

Forward Green, Stowmarket, Suffolk



## A beautifully presented single-storey family home in a rural setting surrounded by open countryside.

Lings Farm is a spacious, light, single-storey property set within delightful gardens and grounds extending to 0.6 acres, in a popular village location, offering stunning views over open countryside.



**4 RECEPTION ROOMS**



**4 BEDROOMS**



**6 BATHROOMS**



**GARAGE & BARN**



**0.6 ACRES**



**FREEHOLD**



**RURAL/  
VILLAGE**



**4,458 SQ FT**



**GUIDE PRICE  
£800,000**

### The property

Lings Farm is a spacious, light, detached family home, offering over 4,000 sq ft of flexible accommodation arranged over a single storey with high ceilings and well-proportioned rooms. Located in the Mid-Suffolk village of Forward Green, the property is located ideally for commuting, whilst also offering a stunning rural location with views across undulating, open countryside.

Configured to provide the ideal space for family living and entertaining, the accommodation flows from a welcoming reception hall with a cloakroom, and is thoughtfully laid out with the bedrooms to one wing, and living space to the other. The main accommodation comprises four reception rooms; a spacious sitting room, an open-plan dining room with feature fireplace, a dual-aspect family room with bi-fold doors opening to the rear gardens and glazed gable end offering spectacular views, with a useful study adjacent. The well-proportioned kitchen/breakfast room is fitted with a range of wall and base units and range cooker. An adjacent utility room with

additional cloakroom offers ideal storage and a further entrance from outside.

The bedroom wing provides four double bedrooms, one with an en suite, plus the principal bedroom offers two en suite shower rooms and a dressing room. Completing the accommodation is a family bathroom.

### Outside

Lings Farm is approached via a five bar gate over a large gravelled driveway which provides ample space for parking with an additional area to the side offering further space for parking. A large garage and separate barn with workshop/store to either side, provide ample storage or potential for conversion, subject to the necessary consents.

The gardens surround the property and are mainly laid-to-lawn, bordered by a variety of mature trees and hedges with stunning views over the borrowed landscape. A paved terrace creates an ideal spot for al fresco dining and entertaining.





## Location

The property is found along a quiet lane in the picturesque and peaceful village of Forward Green, located just outside of Stowmarket, mid-way between the county town of Ipswich and the historic market town of Bury St. Edmunds. The area has a long farming tradition, a beautiful parish church and Combs Woods, an ancient wood designated as a Site of Special Scientific Interest.

Nearby Stowmarket offers a wide range of day-to-day amenities including high street and independent shops, weekly market and a leisure centre. More extensive amenities are available in Ipswich and Bury St. Edmunds. The nearby A14 offers easy access to the A12, Ipswich and Cambridge, and Stowmarket station provides a mainline train link between Norwich and London Liverpool Street. The area offers a great selection of state schooling including Combs Ford Primary School, Stowmarket and Stowupland High School together with a range of noted independent schools including Finborough, Old Buckenham Hall, Framlingham College and Prep.

## Distances

- Stowmarket 4.3 miles
- Needham Market 4.2 miles
- Ipswich 12.3 miles
- Bury St. Edmunds 19.7 miles

## Nearby Stations

- Stowmarket
- Needham Market
- Ipswich

## Key Locations

- Combs Wood
- Lakehouse Cafe at Onehouse
- Framlingham Castle

## Nearby Schools

- Combs Ford Primary School
- Finborough School
- Old Buckenham Hall School





The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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## Floorplans

House internal area 2,777 sq ft (258 sq m)

Garage area 1,396 sq ft (129.7 sq m)

Outbuilding area 285 sq ft (26.5 sq m)

Total area 4,458 sq ft (414.2 sq m)

For identification purposes only.

## Directions

IP14 5ET

what3words: ///scarecrow.certainly.general

## General

Local Authority: Mid Suffolk District Council

Services: Mains electricity, water and drainage. Oil central heating. Solar panels and batteries.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F

EPC Rating: C

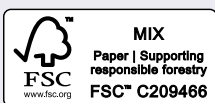
## Suffolk

The Stables, Wherstead Park, Ipswich, Suffolk IP9 2BJ

**01473 220444**

ipswich@struttandparker.com  
struttandparker.com

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