



5 Lingwood Close, Barningham

Bury St. Edmunds



Minors & Brady

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Barningham, Bury St. Edmunds

A beautifully positioned family home offering space, comfort and countryside views, this well-presented detached property is tucked away within a quiet private close in the popular village of Barningham. The generously proportioned accommodation includes four bedrooms, a welcoming lounge with a log burner, and a separate dining room ideal for both everyday living and entertaining. A modern kitchen/breakfast room with an adjoining utility forms a practical and sociable heart of the home. Outside, the south-west facing garden provides a lovely space to relax and enjoy the setting, while field views add to the sense of privacy. Further benefits include a double garage, driveway parking and a peaceful yet well-connected village location, making this an excellent choice for family living.

- Quiet private close with attractive open field views
- Spacious detached family home in a popular village setting
- Four well-proportioned bedrooms including en-suite to main bedroom
- Lounge with feature fireplace and brand-new log burner
- Modern kitchen/breakfast room with separate utility
- South-west facing garden ideal for entertaining and family use
- Double garage with power, lighting and rear garden access
- Driveway providing generous off-road parking
- Well presented throughout with flexible living space
- Peaceful yet well-connected location close to local amenities





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The Location

Barningham is a well-established and attractive Suffolk village, valued for its sense of community and traditional rural character. At its heart you'll find a village store and post office for day-to-day needs, alongside a welcoming public house that serves as a local social hub. The village primary school and parish church further contribute to a settled, family-friendly atmosphere, making it a place where residents tend to put down long-term roots.

Surrounded by gently rolling countryside, Barningham is ideal for those who enjoy rural living, with plenty of quiet lanes and footpaths nearby for walking and exploring. Despite its peaceful setting, the village is not isolated. Both Bury St Edmunds and Thetford are within a short drive, offering a wide range of shopping, restaurants, leisure facilities and secondary schooling.

A regular bus service runs through the village with a direct route into Bury St Edmunds, providing a practical option for commuters and those without a car. Road links are also particularly convenient, with easy access to the A14, connecting to Ipswich, Cambridge, the East Coast ports and onwards to the Midlands and London via the M11. Overall, Barningham offers a balanced lifestyle, combining the charm and calm of village life with accessibility to larger towns and key transport routes.



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Lingwood Close, Barningham

Set within a quiet private close and enjoying attractive open field views, this spacious detached family home offers a wonderful balance of comfort, practicality and location. Well presented throughout, the property is ideally suited to modern family life, with generous living spaces, four bedrooms and a south-west facing garden that enjoys plenty of natural light.

The welcoming entrance hall creates an immediate sense of space and provides access to the main ground-floor rooms. The heart of the home is the well-designed kitchen/breakfast room, offering ample storage and worktop space for everyday cooking and informal dining. A separate utility room sits just off the kitchen, providing additional storage and space for appliances, while a convenient cloakroom completes the ground floor facilities.

Living accommodation is both versatile and inviting. The main lounge is a bright and comfortable room, enhanced by a feature fireplace with a brand-new log burner and doors opening out to the rear garden, making it ideal for both relaxing and entertaining. A separate dining room offers a more formal setting for family meals and gatherings, with a pleasant outlook to the front of the property.

Upstairs, the property continues to impress with four well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes, air conditioning and a private en-suite shower room, creating a peaceful environment. The remaining bedrooms are served by a family bathroom, providing practical accommodation for growing families, guests or home working.



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Externally, the property is equally appealing. To the front, a driveway provides off-road parking and leads to a spacious double garage with power, lighting and garden access. The rear garden enjoys a desirable south-west aspect and is mainly laid to lawn with a patio area, making it perfect for outdoor dining, children and entertaining. Gated side access, field views and a sense of privacy further enhance the setting.

Located within the popular village of Barningham, this lovely family home combines a peaceful environment with easy access to local amenities and nearby towns. An ideal choice for those seeking space, privacy and a welcoming community setting.

Agents Note

This property will be sold freehold and connected to mains water, electricity and drainage, followed by oil-fired heating.



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Dreaming of this home? Let's make it a reality



Meet *Nicola*
Branch Manager



Meet *Theo*
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Meet *Anya*
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