



Richmond House, Fressingfield



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## Richmond House

Fressingfield | Eye | Suffolk

**Guide Price £575,000**

**A Grade II Listed 16th Century DETACHED HOUSE (with later additions) in the Golden Square, Fressingfield \*\* IN NEED OF MODERNISATION \*\* GARDEN AND COVERED PARKING AREA \*\***

**LOCATION** Fressingfield is an attractive village which is close to the pretty market towns of Diss and Harleston. It has a range of amenities and services to offer, such as two shops, a medical centre, pub, restaurant, primary school, and three churches. Fressingfield has a very active community with a variety of clubs and activities available for all ages. Diss railway station is approximately a 20-minute car journey, with direct links to London and Norwich. The stunning Suffolk coastline is roughly 20 miles east of Fressingfield.





## Interior

An Entrance Hall welcomes you into Richmond House. There is plenty of space for coats and shoes, a deep under-stairs cupboard and stairs rise to the first floor. To the right is a capacious, dual aspect Sitting Room which is light and airy with a deep fireplace on a slate hearth with wooden surround. (Please note: this is not a working fireplace but it could be reinstated.)

A Kitchen/Breakfast Room is beyond the Sitting Room and has a range of blue-painted wall and base units with marble and wooden worktops. There is also a wheelchair-accessible stainless-steel sink with open shelving around it. The dishwasher, cooker, fridge, and freezer are included in the sale and the boiler is in a fireplace recess. A dresser-style unit has open shelving with cupboards and drawers beneath.

A rear lobby leads out to the garden and has a secondary staircase rising to the first floor. To the right is a downstairs bathroom with bath, wc and wash-hand basin.

To the left of the Entrance Hall is a dual aspect Drawing Room which has a large sash window with working shutters overlooking the side garden. A lift is in one corner of the room and there is a cloakroom to the left of a deep fireplace recess. This room was used as a bedroom by the vendor. A door leads to the Garden

Room which is a sunny triple aspect room with shelves to one wall and a door to the rear garden.

Upstairs the Main Bedroom – used by the vendor as a library – can be accessed from either staircase and is of a generous nature with a window to the front and shelving and a fireplace with a cast iron fire. Next to the stairs up from the entrance hall is a potential Principal Suite with a cloakroom to one side, a pretty fireplace, separate bathroom with bath, wash-hand basin and lift access. Bedroom 6/Dressing Room with limited head height is off to one side.

From the secondary staircase are three further bedrooms and a utility cloakroom with plumbing for washing machine. This completes the accommodation for this fascinating property with loads of potential.

## Exterior

A wrought iron fence and gate leads to a path to the Entrance Door. To the side of the property is a private, tree lined lawned area with plenty of shrubs and plants and a rose arbour. This, in turn, leads round to the rear of the property where there is a further lawned area, a large south-facing patio perfect for outside dining and a large garage with two sets of garage doors.



## PROPERTY INFORMATION

**TENURE** - The property is freehold and vacant possession will be given upon completion.

**LOCAL AUTHORITY** - Mid Suffolk District Council

**Tax Band:** G

**EPC:** Exempt

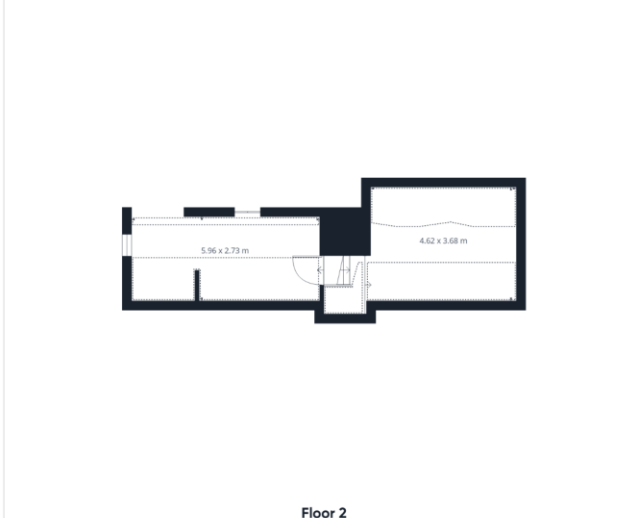
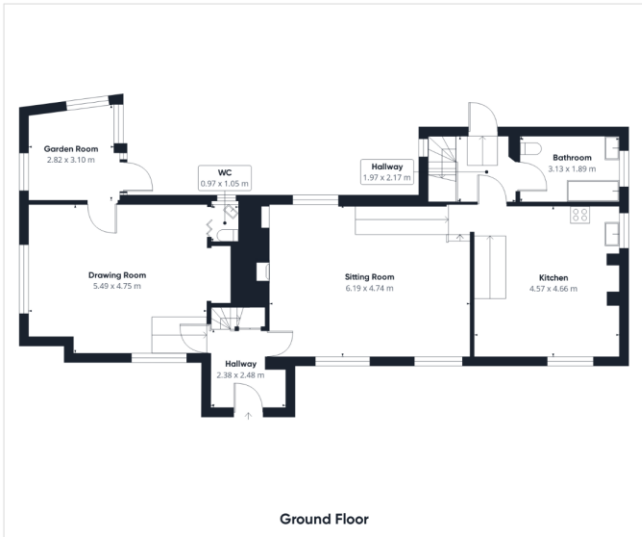
**Postcode:** IP21 5PE

**SERVICES** - Oil Fired central heating, mains drainage, water and electricity.

**FIXTURES AND FITTINGS** All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

**AGENTS NOTES** The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing. **Please note** removal of the wheelchair ramps throughout is straightforward and can be done easily. Planning permission was granted for the lift until the use of it was no longer needed, therefore this can be removed if not required.





**Approximate total area<sup>(1)</sup>**  
243.48 m<sup>2</sup>

**Reduced headroom**  
19.05 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**Important Notices:** 1. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. 2. The plumbing, heating and electrical fittings as described have not been tested (unless stated) and no assurances can be given as to their condition or suitability. 3. The floor plans are for illustration purposes and not to scale.

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