



TRANQUIL FARMHOUSE WITH MULTIPLE OUTBUILDINGS
Rickinghall, Suffolk | IP22 1LU

WELCOME



This pretty, four-bedroomed farmhouse in a peaceful country lane is the perfect retreat for a family or couple with projects, hobbies or interests. Its innumerable outbuildings total over 6,700 square feet, so whatever your passion – from collecting vintage cars to keeping horses – there's more than enough room for it here.







- Detached Period Home Within 8.5 Acres (stms)
- Fabulous Pastureland
- An Array of Useful Out Buildings - Offering Huge Potential.
- Potential Annexe Subject to Planning Consent Being Obtained
- Not Listed
- Four Bedrooms and Bathroom to The First Floor
- Two Cosy Reception Rooms
- Wonderful Garden Room/Sitting Room Extension
- Boot Room
- Very Private Location

Welcome to this accommodating and much-loved farmhouse, creamy white render under a matt black pantile roof, and home to the same family for the past 35 years. Along with all the advantages of a rural setting, they've also been able to commute to London, Cambridge and Bury St Edmunds. The large gardens and their own field to the side and rear of the house provide privacy and seclusion. Deeds that come with the house go back as far as 1900, although it is clearly older. Thought to date from sometime between 1780 and 1810, it is partially of a clay lump construction with a Victorian addition at the back and a wonderful south-westerly sunny sitting room added in 2016. Although EPC ratings tend not to account for this type of construction, the partial clay lump enables the house to stay cool in summer and snug in winter.



* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









Enter through the front porch and you'll find yourself in a traditional English cottage-style home; ceilings crossed with old beams and pine plank doors with Suffolk latches and long T hinges. It's welcoming and cosy. The dining room on the right is a sizeable space at nearly 200 square feet with brick chimney housing a wood-burning stove in the hearth under an oak lintel. The adjacent kitchen-breakfast room provides plentiful room for family eating within the existing layout. At one end is a boot room with external door and, at the other, a WC and utility room with sink and washing machine hook-up. The sitting room houses a second wood-burning stove in the beautifully restored brick hearth. It's a perfect winter sitting room at the heart of the house.

The owners describe the property as "a workshop haven" with all outdoor buildings dry and secure. Of special note are the two original clay lump barns at the side of the property which have latterly been used for equestrian purposes and have outdoor lighting and mains water supply. There is also another large barn, a garage, a playroom, a woodstore, a workshop, a Nissen hut, a couple of greenhouses and a secluded three-sided field shelter also with mains water and lighting, for horses.

The pretty garden around the house is laid to expansive lawns with herbaceous borders, rose gardens and specimen trees. Beyond is a large field with a strip of trees down the centre, planted by the owners as a legacy to commemorate a birthday. The property in total covers eight and a half acres (stms). Its location which is roughly between Rickingham, Walsham le Willows and Gislingham puts much within easy reach. A small supermarket in Rickingham, a traditional butcher in Walsham le Willows and a choice of pubs are nearby as well as several local primary schools and the "outstanding" Hartismere School in Eye. This may be a rural idyll, but it is far from isolated.

The adjoining triple-aspect extension provides a wonderful year-round room to take advantage of the south-westerly light and garden views. French doors open to a seating area wrapping around this sunny room.

Upstairs are four bedrooms, three of which are doubles, and a generous family bathroom with over-bath shower.

There are numerous outbuildings totalling more than 6,700 square feet.

There are plenty of local bridleways for hacks and the local network of quiet single track roads are ideal for walking and cycling from home.





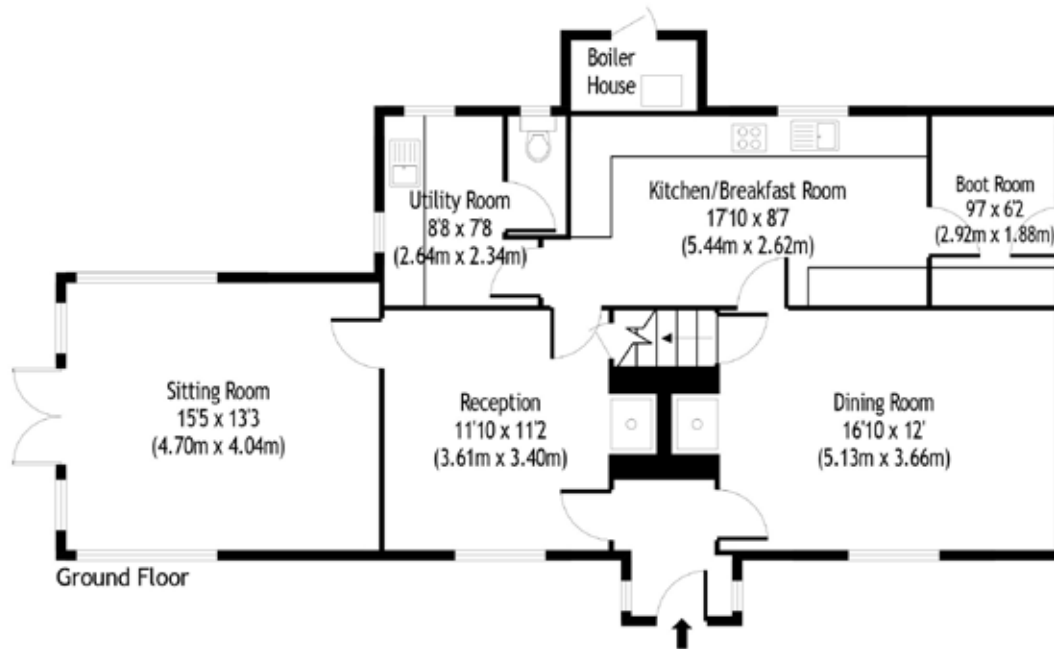
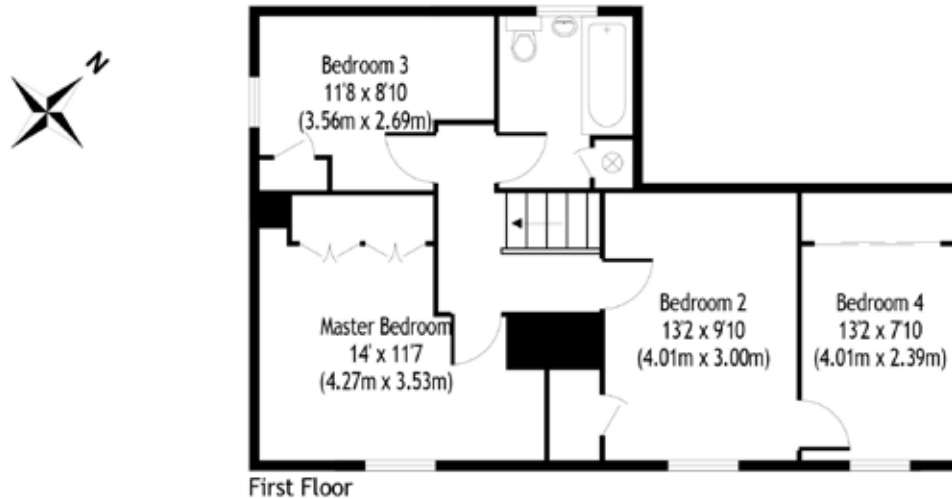






DIS4409, Rickinghall
Approx. Gross Internal Floor Area - 1582 Sq ft / 147 Sq M

STEP OUTSIDE



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Connectivity is good with the A14 and the A11 between London and Norwich. Diss and Stowmarket railway stations provide fast and frequent rail connections to London, Liverpool Street within an hour and a half.

Agents Notes

Tenure: Freehold

Local Authority: Mid Suffolk District Council – Band E

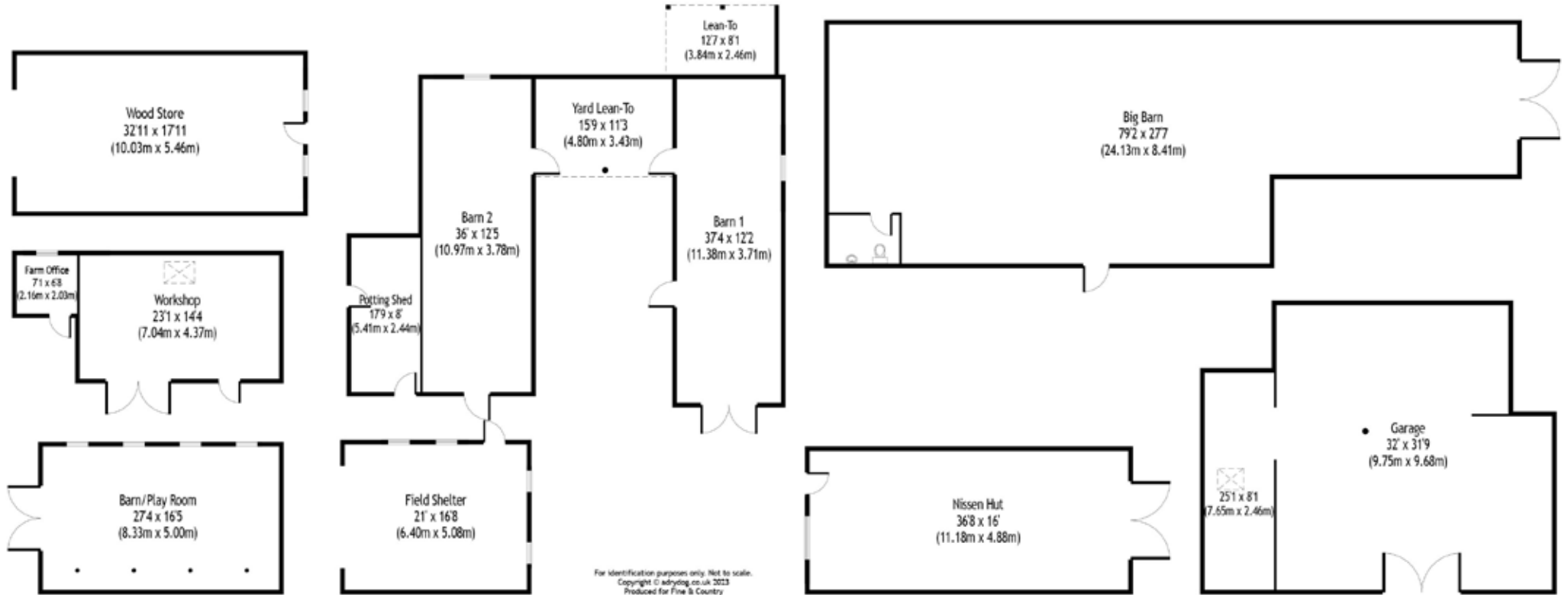
Services: Mains Electricity & Water, Private Drainage, OFCH.

Directions: Proceed from the market town of Diss along the A143 in the direction of Bury St Edmunds. Continue through the village of Wortham to the Rickinghall Bypass and then take a left-hand turn signposted Stowmarket on the B1113. After approximately two and a half miles entering into Allwood Green, turn right into New Delight Road and the property will be found exactly half a mile on the right-hand side.

What 3 Words Location: Every 3-metre square of the world has been given a unique combination of three words. Download the app and use the following three words to pinpoint the exact location of the property - [remaking.succeed.dean](https://www.what3words.com/remaking.succeed.dean)

Postcode - IP22 1LU

DIS4409, Rickinghall - Outbuildings
 Approx. Gross Internal Floor Area - 6768 Sq ft / 629 Sq M.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
100-109	A		Green arrow
81-91	B		
63-80	C		
45-62	D		
29-44	E		
13-28	F		
1-12	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06777456 Registered Office: Norfolk Country Properties Ltd, Blyth House, Rendham Road, Saxmundham, Suffolk, IP17 1WA



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