



Ringshall House
Offton Road | Ringshall | Suffolk | IP14 2JD

LATE GEORGIAN MANOR



What could be more elegant than this detached double-fronted late Georgian property? It might belong in a painting yet offers much more than the beauty and grandeur you first see. With six bedrooms, three bathrooms, a modern studio to work from and nearly three acres of glorious gardens, there will be few reasons to leave this beautiful spot!



KEY FEATURES

- A Grade II Listed Georgian House with an Imposing Frontage set Over Three Floors
- Six Bedrooms; Dressing Room and Three Bath/Shower Rooms
- Three Reception Rooms and a Studio
- Kitchen with Pantry and Separate Utility Room
- Beautiful Gardens of nearly 3 acres with Raised Beds, Patio Areas and Surrounded by Farmland
- Double Garage and Plenty of Parking
- The Accommodation extends to 4,062sq.ft
- EPC Exempt

Up a quiet lane, ideal for walking, cycling and horse riding, look for a classic Georgian frontage – symmetrical, square, simple – gault brick and tile behind estate fencing and a deep sunny lawn. As with so many properties of this period, what you see is not quite what you get – behind the late Georgian frontage is something older, including an extending rear wing which doubles the footprint.

History All Around

Entry is through a grandiose double-storey porch, its sunken pilasters topped with limestone ball finials. This is a proper porch with plenty of room inside to sit and divest oneself of outerwear. Doors either side at one end lead directly to two large sitting rooms, left and right of the front entrance. These are generous spaces which are beautifully lit by large multi-paned sash windows front and sides. To the right is a somewhat more formal space with an impressive Jacobean style brick fireplace, woodburning stove in the hearth. Overhead, two solid square white beams cross the ceiling, each carved with vine-scroll. The ceiling panels between, meanwhile, still carry embossed plaster fleur-de-lys and Tudor roses, also seen in the bedroom above. The sitting room to the left is a somewhat less formal affair with an inglenook, with woodburner and wall beams visible. From here a carved Jacobean staircase rises to the first floor. A second staircase immediately behind might well have been a service route; the history is unclear though intriguing.





KEY FEATURES

Past And Present

The kitchen behind combines ancient and modern harmoniously. An Everhot eco electric range occupies the fireplace and oak beams cross the ceiling, while a modern run of three-quarter height windows and a glass door to the garden admit abundant light into what was probably once a darker room. Brilliant white cabinetry and a smooth pale grey stone floor cleverly lift the space, creating a light and airy kitchen with plenty of room to prepare food and entertain guests at the large sit-up island. A deep walk-in pantry with built-in shelving and cabinets offers plenty of extra storage and prep space. Directly off the kitchen is a dining room. Beams on walls and ceiling lend a cosy dining ambience, as does the fireplace with another wood burner. Beautiful original polished floorboards are practical and warm in equal measure. A pleasing blend of comfort and formality, this lovely room will make entertaining friends and family a joy. A hallway from the dining room leads to a well set up utility which in turns leads to a studio or home office. Full-length windows looking to the front of the property and a long clerestory window in the wall behind mean this space is exceptionally well-lit, amplified by a vaulted white roof and pale wood flooring. As work-from-home spaces go, this is pretty special. A door leads to the double garage.

Discovering Upstairs

Upstairs, two huge bedrooms are over the sitting rooms below, both with original polished boards, beams and fireplaces. The bathroom they share, a panelled room with a period suite including a long roll-top tub, sits between them, over the entry porch. Behind the bedroom on the left is a substantial dressing room, pointing to this being the master although both are a similar size. Two further bedrooms are behind, one with a pretty brick Jacobean fireplace how housing shelves. The shared shower room is splendidly encased in beautiful Carrara marble. Two further bedrooms and a shower room sit under the eaves on the second floor at the front of the house.

The Outside

Bordered all round by poplars and mature trees, the large gardens are surrounded mostly by open farmland. To the front and side of the house is parking for multiple cars. A charming weathered wall shelters a huge southerly lawned area where are also some well-constructed raised beds, while immediately outside the kitchen and dining room is a broad stone terrace. Divided into different areas – lawns, meadows, an avenue of trees – these are grounds you won't tire of, and which will delight the keen horticulturalist.





























INFORMATION



On The Doorstep

A peaceful rural village, Ringshall nevertheless is home to a primary school and a village hall offering quiz nights, craft fairs and classes. There are two pubs serving food within a mile or so at Barking and Offton and a further one at Somersham. Its principal advantage, however, is its proximity to many urban centres.

How Far Is It To

Needham Market from where trains run to Ipswich and Cambridge is an eight-minute drive. Not much farther away, just a quarter of an hour's drive, is Stowmarket from where trains reach Liverpool Street in just over an hour. Here in town are supermarkets, cinema, The John Peel Centre for Creative Arts, and renowned youth centre - The Mix. Bury St Edmund's can be reached in 35 minutes and Ipswich in under half an hour.

Directions

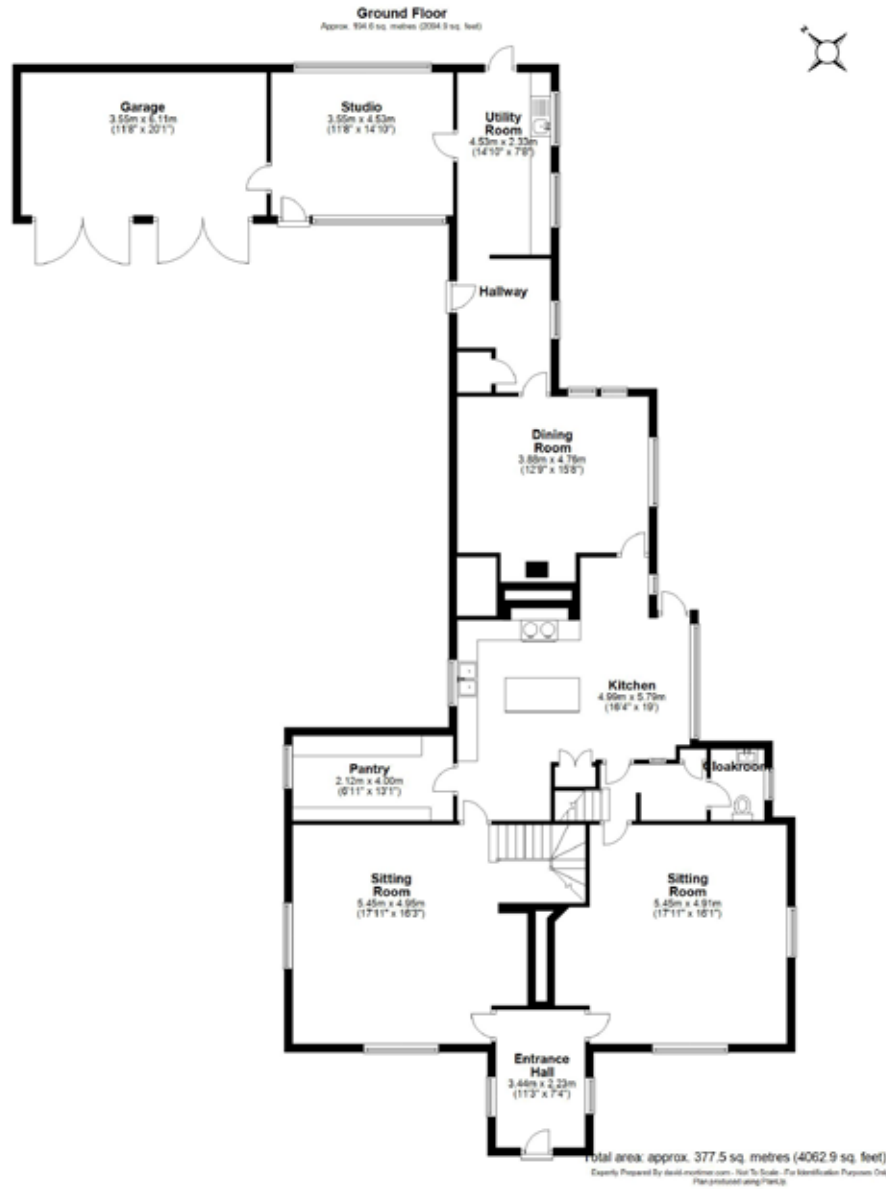
On entering Ringshall head south-west on Stowmarket Road towards Carters Lane. Turn left and continue along Stowmarket Road. Turn right into Lower Farm Road and then a left turn into Offton Road. The property is located set back from the road on the left hand side.

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 - payout.storyline.finalists

Services, District Council and Tenure

Oil Fired Central Heating, Mains Water, Private Drainage via Septic Tank
Mid Suffolk District Council - Council Tax Band - G



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