



Old Hall Farm
Ringsfield | Suffolk | NR34 8JZ

FINE & COUNTRY

COUNTRYSIDE CONNECTION



“With beautiful views to catch the eye, plus charming character features inside, this former farmhouse has so much to offer, a wonderful place in which to reside. With a connection to nature, and so much flexibility with 2.8 acres (stms) of land, your private corner of the Suffolk countryside, yet conveniently placed with all amenities at hand.”



KEY FEATURES

- A Characterful Grade II Listed Former Farmhouse, spread over Three Floors
- Located in the Very Desirable Village of Ringsfield and just minutes from Beccles
- Six Bedrooms including Principal Bedroom with Dressing Room
- Two Bathrooms and Separate First Floor WC
- Kitchen Breakfast Room with Pantry, Separate Utility and Cellar
- Three Reception Rooms; Study and Conservatory
- The Property Benefits from a total of approx. 2.8 acres (stms)
- Various Useful Outbuildings
- Private, Attached Three Bedroom Cottage
- The Accommodation extends to 3,615sq.ft
- EPC Exempt

This Grade II listed farmhouse sits in 2.8 acres of land, with a three-bedroom cottage, a number of useful outbuildings, meadow and woodland. The property has been well maintained over the years and offers a lovely blend of comfort and character. It's an idyllic place indeed and so peaceful, yet it's very close to Beccles and Bungay, and within easy reach of Norwich and the coast.

A Green And Pleasant Land

The current owners have called this home for almost twenty years. Initially drawn by the peaceful position. Over the years they have enjoyed the beautiful outlook and real tranquility that the property offers. The way the house is positioned within the plot means that you have a gorgeous outlook over fields. In summer, you can open the original front door and you won't see any signs of human life, just open countryside and wildlife. There's always something to see, whether it's newts, deer, barn owls – you name it, the owners have seen it. "We love the connection to the natural world. You see the seasons changing and you find you're in tune with the rhythm of it all. It gives you a sense of the past too. The way that people have lived at the farm here for hundreds of years." The owners have an area of formal gardens adjoining the house but much of the land is managed carefully to encourage the wildlife.





KEY FEATURES

It's all well laid out with taps dotted across the land and a good range of outbuildings, so there's plenty of flexibility here, whether you wanted equestrian usage, a smallholding, or simply to continue welcoming the wildlife as the owners have done. "It's lovely to get up in the mornings, open the curtains and look out over the fields, the trees and the birds."

Period Character

The former farmhouse is listed and thought to date back to around 1650. The owners have looked into its history and have some information which they are more than happy to pass on to the new residents. There are certainly some beautiful original features throughout the house, with plenty of character. The sitting room is cosy in winter and bright in summer, with the bay window and the original front door. The kitchen breakfast room has space for a family table and there's a formal dining room between this and the sitting room, giving the accommodation a good flow. An additional reception makes a great family room and there's a separate study too. On the first floor, the master suite has an impressive dressing room, and there are two further bedrooms, and two shower rooms on this floor. The second floor houses three bedrooms and a bathroom. The owners use this as guest accommodation but it would also be great if you have teenagers. The house comes with a separate three-bedroom cottage which has been rented out and provides a useful extra income.

A Welcoming Community

You feel incredibly rural here, but you do have neighbours. This farm is part of the original Ringsfield – a small hamlet with a handful of homes around the pretty church. "We all know each other and people are very friendly, but not intrusive. It's nice because people look out for each other and you have the security, but you still have plenty of privacy." It's an ideal place for walking, horse riding or cycling, with plenty of bridleways and footpaths on the doorstep. The main part of the village is just down the road and has a primary school, village hall and pub. You're very close to both Beccles and Bungay, offering everything you need without having to go far. You can get up to Norwich easily or head over to the coast or the Broads. It's all so accessible from here.





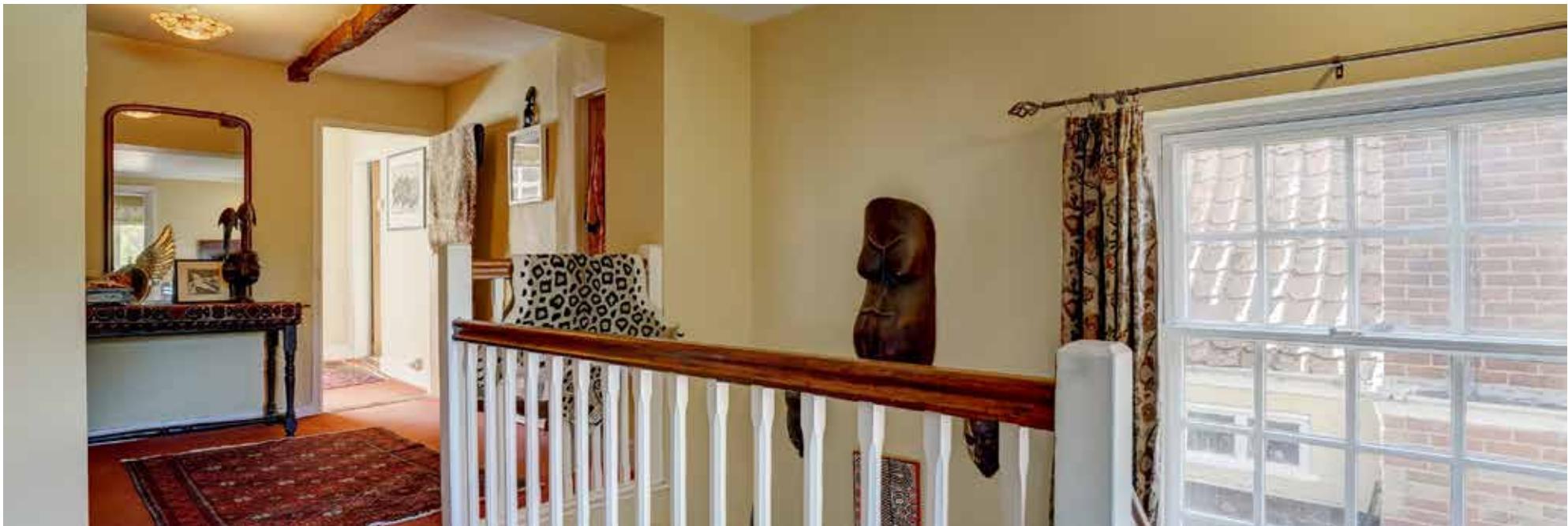














THE COTTAGE











INFORMATION



On The Doorstep

Ringsfield is just under 5 miles from nearby Bungay where you will find the Buttercross in the town centre, where the local farmers used to sell their produce up until 1810. These days you will find antique shops, pubs and café's as well as a post office, doctors surgery and dentist.

How Far Is It To...

Ringsfield lies around 3 miles south west of the town of Beccles and just under 5 miles south east of Bungay. With the larger market town of Halesworth being approximately 8.5 miles to the south. The valley town of Bungay is a picture postcard dream with a population of just under five thousand it offers a great selection of shops, pubs and places to visit as well as schools, dentists and doctors. The Broads National Park can be accessed at Beccles with over three hundred kilometres of open water.

Directions

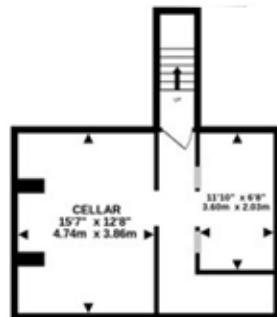
Proceed out of Beccles on the B1062 Bungay road. Shortly after leaving Beccles take the first major exit on your left signposted Ringsfield. Continue along this road for 0.5 miles before taking a turning on your right signposted Old Hall Farm, the property will be found on your left hand side.

What Three Words Location - flopping.steers.robot
Every 3 metre square of the world has been given a unique combination of three words. Download the app to help you pinpoint the property's location using the words above.

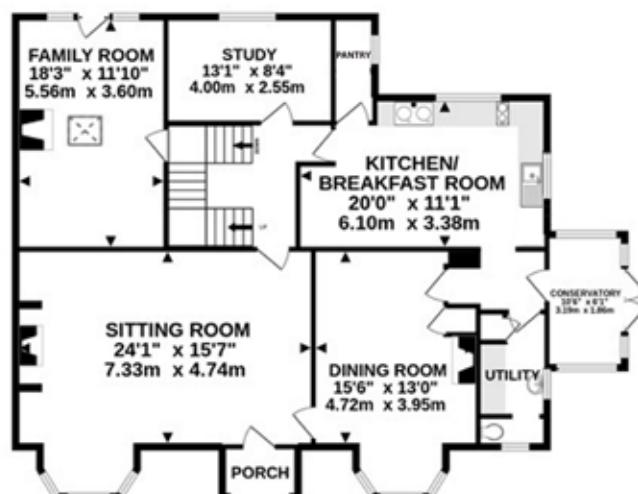
Services, District Council and Tenure

Electric Heating, Two Woodburners, Mains Water, Private Drainage via Septic Tank
East Suffolk Council - Council Tax Band - G
Freehold





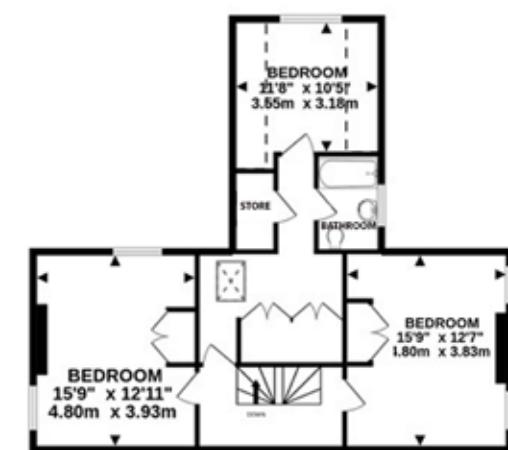
BASEMENT
368 sq.ft. (34.2 sq.m.) approx.



GROUND FLOOR
1439 sq.ft. (133.7 sq.m.) approx.



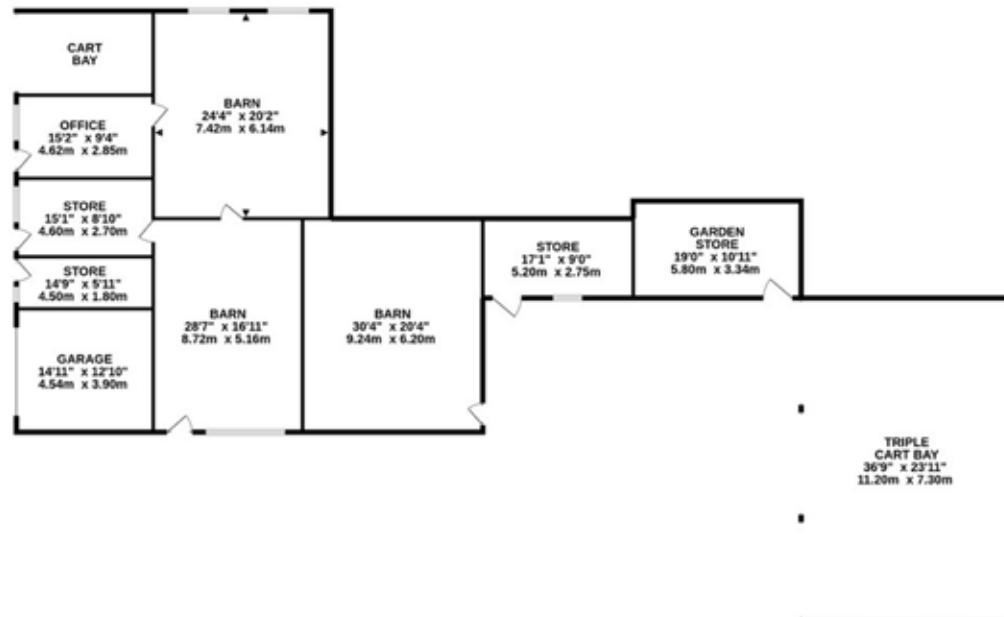
1ST FLOOR
1022 sq.ft. (95.0 sq.m.) approx.



2ND FLOOR
786 sq.ft. (73.0 sq.m.) approx.

FLOOR AREA - HOUSE : 3615 sq. ft. (335.9 sq. m.) approx.
TOTAL FLOOR AREA : 6979 sq.ft. (648.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement.
This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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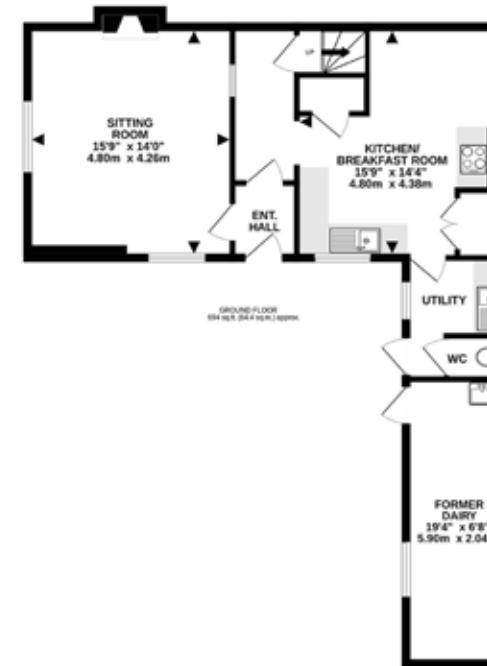


FLOOR AREA - OUTBUILDINGS : 3524 sq.ft. (327.3 sq.m.) approx.
FLOOR AREA - COTTAGE : 1190 sq.ft. (110.6 sq.m.) approx.
TOTAL FLOOR AREA : 8329 sq.ft. (773.8 sq.m.) approx

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1ST FLOOR
496 sq.ft. (46.2 sq.m.) approx.



GROUND FLOOR
654 sq.ft. (60.4 sq.m.) approx.

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. Printed



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Fine & Country Waveney
23a New Market, Beccles, Suffolk, NR34 9HD
01502 533383 | beccles@fineandcountry.com

