



The Homestead  
The Street | Rickingham | Suffolk | IP22 1DY

# BEAUTIFUL PERIOD HOME



This large Grade II Listed home is full of character and period features. The house has five bedrooms, several reception rooms and a wonderful, vaulted kitchen. It is a charming family home in a central location in this sought after village.



- A Stunning Grade II Listed Period Home in the Beautiful Village of Rickingham
- Wonderful Original Features can be found Throughout
- A Significant Village Home with Versatile Accommodation
- Snug Sitting Room
- Drawing Room and Traditional Formal Dining Room
- Kitchen Breakfast Room and Adjacent Living Room with Home Office
- Five Bedrooms; Two Bathrooms
- Beautiful Gardens with Sun Terrace
- Long Driveway, Garage & Cart Shed with Garden Studio
- The Accommodation extends to 2,869sq.ft
- No EPC Required

Rickingham is packed with beautiful old houses and this property is no exception. This is a substantial village home dating back to the mid to late C17 with extensions and alterations in the C18, C19 and C20. The lemon yellow walls accented with pale blue sit under a red clay tile roof from which three dormer windows project on the second floor - its resemblance to a classic farmhouse is no coincidence, as it was at one time a smallholding farming 20 acres. Dating from the 17th century, and with additions and improvements in all centuries following, it is a large and stately house with an impressive frontage. There's even more to it than first meets the eye, however, as it extends back from the street with a substantial wing behind. As with most historic houses with centuries of alterations, the layout adds interest and flexibility. As well as the halls and landings there are four reception rooms - plus a large kitchen with a mezzanine, a cellar and utility areas. The large number of rooms, their arrangement in an L shape, and several separate entrances mean the house can easily be adapted to suit your circumstances.

### Step Inside

A mixed hedge partially screens the house from the road. Behind it is a narrow front garden and a pitched porch which leads into the entrance hall and from thence to two reception rooms. On the left a large drawing room runs the depth of the building with windows at either end, one of which is a stunning leaded bay window looking out to the terrace - a lovely place to sit as it gets sunshine all day long. In here there is also a pretty fireplace with a handsome decorated white surround and cast-iron insert.

\* 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.





### Beautiful Reception Spaces

The other room off the entrance hall was probably a formal hall of centuries past, and is now used as the dining room with a door out to the sunny terrace, plus access to a cloakroom and the main staircase to the first floor. Off the dining room is a cosy snug sitting room with coved archways and an interesting run of built-in panelled cupboards around the fireplace. A small hall off the dining room leads to a further reception room in two parts – a daytime living room combined with a home office. Their proximity to the kitchen – and the dado-height panelling, however, suggest alternative use as a dining room or a more casual breakfast room. Stairs from here lead down to a cellar, perfect for wine storage.

### The Character Within

External doors from the garden terrace and the driveway provide further entrances at this point. Beyond the small lobby is the large kitchen complete with beams and columns and with a dramatic fully vaulted roof. This was at one time a barn, now incorporated into the residential part of the property, and features a wonderful mezzanine gallery, doubtless once the hayloft. French doors lead to the garden. Off the kitchen is the laundry area with a further utility back hall and cloakroom beyond (with plenty of space to create a large shower room). There is a back door to the useful garden lobby, and out to the parking area beyond.

### Exploring Upstairs

Upstairs the five bedrooms, many with fireplaces and pretty dormer windows, are spread over the two upper floors. On the first floor is the master bedroom with lovely views over the south facing garden and which has an en-suite bathroom and large dressing room (which would also serve as a cot room or small child's bedroom if required). There are two further bedrooms on this floor including a second large south facing bedroom with an en-suite bathroom with a primrose suite. On the second floor is a large landing / playroom with two further bedrooms off it. An in-person viewing is strongly recommended to get a real sense of the scope of this accommodating house.

### Step Outside

Outside to the rear of the house a large sunny South facing terrace follows the L-shape of the house. A lawn rises gently with well established borders and a rustic woven hazel fence and newly planted hedge stretching into the distance. At the top of the garden is a further level lawn with shrubs and trees creating a private area, in front of the oak framed studio and open cart shed building, with a small brick patio in front. This links to the oak framed garage to the side forming a substantial independent garden building. The keen gardener will feel the pull to take on this lovely plot, while the keen host will see the entertainment potential in summer garden parties and families will appreciate the space for activities - it really is a garden for everybody.























# INFORMATION

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## On The Doorstep

Rickinghall Superior, Inferior and Botesdale combine to form a substantial and well-served village full of attractive listed houses with huge visual appeal. Within a minute or so's walk towards the market place are two thriving village pubs - The Greyhound and The Bell Inn. There is also a small supermarket, a primary school, a large health centre, an art café, a Chinese takeaway and a fish and chip shop. A village hall offers pilates, keep-fit and yoga as well as a monthly country market and many other seasonal events.

## How Far Is It To

Further afield, Diss is six miles away, and Stowmarket is a 20-minute drive, both offering fast and frequent trains to London and Norwich. Historic Bury St Edmunds is only 13 miles away with its cathedral, shopping, restaurants, cinemas and theatre.

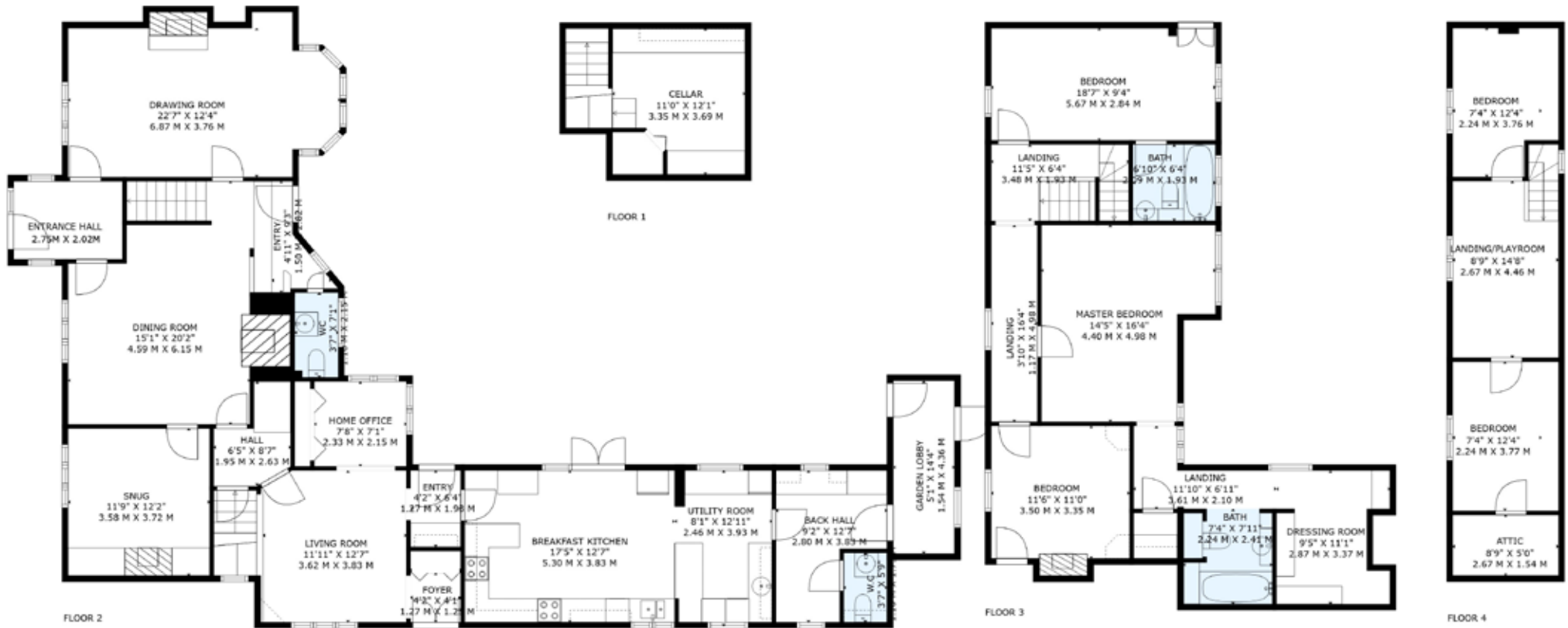
## Directions

Proceed from the market town of Diss along the A143 in the direction of Bury St Edmunds. Proceed through the village of Wortham. Take a right hand turn signposted Redgrave and Botesdale. Continue along this road for a short distance and take a left hand turn into the village of Botesdale. Continue through the village which flows into Rickinghall. The property will be located on the left-hand side at the top of the hill opposite the entrance to Maypole Meadow.

## Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage  
Mid Suffolk District Council – Band G  
Freehold





**TOTAL: 2869 sq. ft, 266 m2**

Below Ground: 16 sq. ft, 1 m2, FLOOR 2: 1647 sq. ft, 153 m2, FLOOR 3: 939 sq. ft, 87 m2, FLOOR 4: 267 sq. ft, 25 m2

EXCLUDED AREAS: CELLAR: 149 sq. ft, 14 m2, GARDEN LOBBY: 73 sq. ft, 7 m2, FIREPLACE: 8 sq. ft, 0 m2,

LOW CEILING: 100 sq. ft, 11 m2, ATTIC: 30 sq. ft, 3 m2

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcpp.





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