



Astley House  
The Street  
Rickingham  
IP22 1BN

Guide Price £550,000  
NO ONWARD CHAIN





- Newly renovated to a high standard throughout
- Four bedrooms
- Nestled in the centre of a popular well served village
- Extensive range of cellars
- Large Garden

#### Location

Astley House is set within the Conservation Area of the sought after village of Rickinghall which is joined to the village of Botesdale, host to a surprising range of local amenities including a primary school, health centre, dentist, local supermarket, public houses and take-away food outlets, all of which are within walking distance. Schooling to sixth form level is available at the outstanding Ofsted rated Hartismere High School in Eye (5 miles). The historic town of Bury St Edmunds lies around 15 miles south west with access to the A14 connecting to Cambridge and the Midlands beyond. The market town of Diss (7 miles) has a train station providing regular intercity rail access to Norwich, Ipswich and London Liverpool Street. The town provides extensive local and national shopping and a wide range of social and leisure amenities. The undulating countryside and quiet lanes surrounding Botesdale and Rickinghall are ideal for walkers and cyclists.





## Property

With its origins dating back to the 16th century, Astley House sits proudly in the centre of this historic village with pleasant colour washed brick facade and under a steeply pitched plain tiled roof. Upon entry the first thing that you will notice is the generous entrance hall which feeds off to a sitting room with a feature fireplace and a large sash window to the front elevation. Bedroom 4 also feeds off the hallway and offers views to the front through a large sash window. The Kitchen has been newly fitted and set with neutral contemporary contrasting tones. There is a fitted rangemaster and integrated appliances plus the addition of a useful traditional pantry. Stairs from the kitchen lead down to an extensive range of cellars which provide huge potential to increase your footprint of the living space and would offer a wonderful place for entertaining teenagers, a home office or cinema room. There is a further reception room in the form of a large dining hall which historically would have formed the stables. It houses a large wood burner, former mullion windows and impressive vaulted ceiling for more formal dining settings. Upstairs the property offers a spacious landing that feeds off to a newly fitted bathroom comprising of a double shower, corner bath, low level WC and sink. There two spacious double bedrooms looking out to the front of the property and a single bedroom completes the accommodation on the first floor.

You may have noted on the floor plan, a set of stairs leading to the second floor, this leads to potential further accommodation as due to the steep pitch on the roof there is more than ample head height. The current owner have architects drawings to this effect which could be made available on request.

## Outside

The garden is particularly generous for its position within the village and extends all the way down to the parish fields to the rear and village bowling green. There is a large patio accessed from a stable door in the dining room which leads out to a more formal lawned area. Steps then lead you down to wider area of garden which contains a useful summer house offering a pleasant place to enjoy the afternoon sunshine while enjoying views back up garden the rear elevation of the property.

## Services

Mains water, drainage and electricity are connected to the property. Oil fired central heating.

## Directions

From Diss turn off the A143 at the sign for Redgrave and follow this road, turning off at the right hand bend into the village of Botesdale. Continue through the village and into the joined village of Rickinghall where Astley House will be found on the Right Hand side, immediately before Bell Inn Public House.

Viewing Strictly by appointment with TW Gaze.

## Freehold

### Important Notice

TW Gaze for themselves and for their Client give notice that:-

1. The particulars have been prepared to give a fair description for the guidance of intending purchasers and do not constitute part of an offer or contract.

2. Prospective purchasers and lessees ought to seek their own professional advice.

All descriptions, dimensions, areas, distances, reference to condition and necessary permissions for use and occupation and other details are given in good faith but should not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

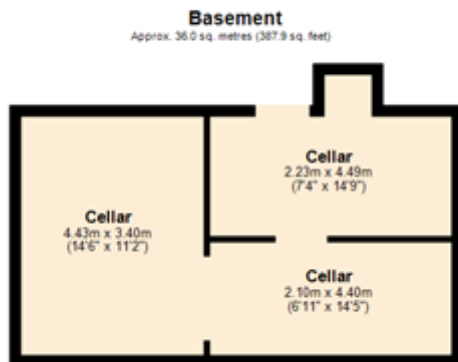
3. No person in the employment of TW Gaze has any authority to make or give any representations or warranty whatever in relation to this property on behalf of TW Gaze, nor enter into any contract on behalf of the Vendor.

4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.

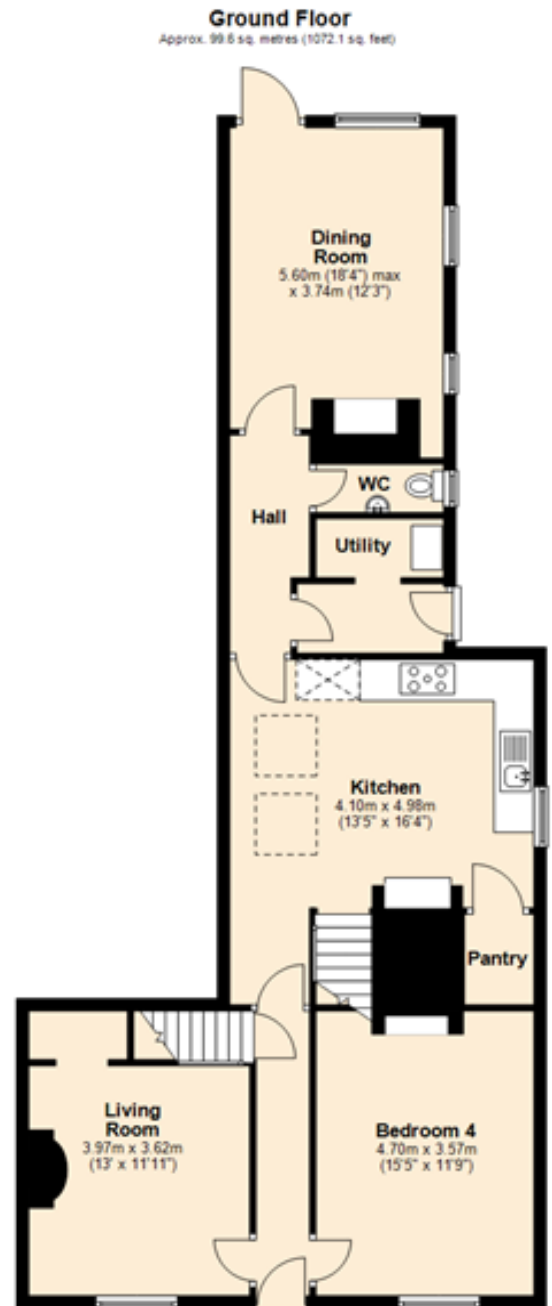
5. It should not be assumed that the property has all necessary planning, building regulation or other consents.

6. TW Gaze have not tested any service, equipment or facilities.

While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



Total area: approx. 189.4 sq. metres (2038.3 sq. feet)



**For illustrative purposes only. NOT TO SCALE.**

This plan is the copyright of TW Gaze and may not be altered, photographed, copied or reproduced without written consent.