



The Old School Hinderclay Road, Rickinghall - IP22 1HD



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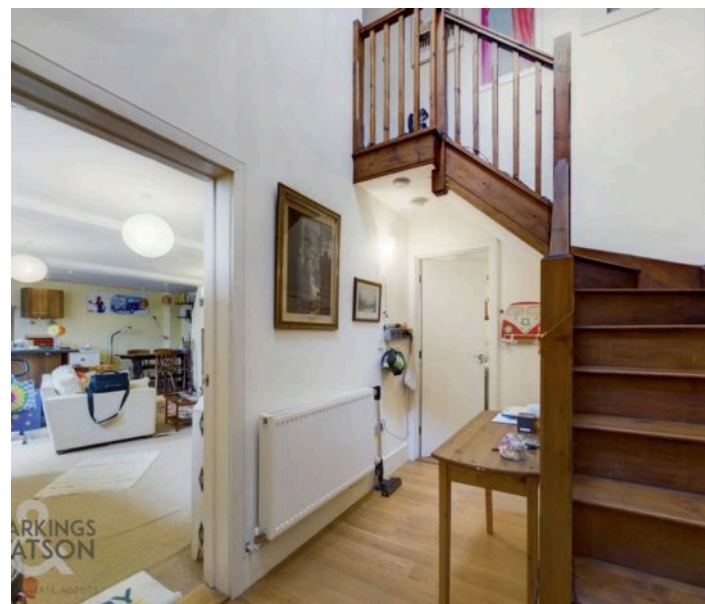
Rickinghall, Diss

NO CHAIN. This attractive MID-TERRACE home forms part of a former Victorian school, with ORIGINAL CHARACTER FEATURES in abundance, whilst being situated within the SOUGHT AFTER VILLAGE of Rickinghall. The Old School was converted in the early 2000's from the Grade II Listed former school into four homes, offering UNIQUE characterful accommodation arranged over two floors, extending to approximately 1300 Sq ft (stms). Internally you will find an original entrance porch leading to a double-height reception hall with solid oak staircase. There is also a cloakroom/utility. The open-plan SITTING/DINING ROOM overlooks the courtyard garden and benefits from a large fireplace with wood-burning stove with steps up to the dining area and kitchen. On the first floor there are THREE AMPLE BEDROOMS, the main benefiting from WALK-IN WARDROBES and an EN-SUITE, there is also a family bathroom. Externally is the COURTYARD GARDEN and GARAGE/PARKING to the front.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D



- No Chain!
- Grade II Listed Home
- Former School House Conversion
- 1300 Sq ft Of Accommodation (stms)
- Open Plan Reception with Wood-burner
- Kitchen & Utility Room
- Courtyard Garden & Garage Parking
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Rickinghall and Botesdale are two very charming and sought-after villages offering a host of activities and amenities. There are two pub/restaurants, two take-away food outlets, a Co-op Local supermarket, a primary school and health centre, sports facilities and play areas. There is a comprehensive range of amenities in Diss (approx. 6 miles), which offers mainline rail services to London Liverpool Street and Norwich. The historic town of Bury St Edmunds (approx. 15 miles) offers access to A14 connecting to Cambridge and the M11. The area is surrounded by pleasant countryside, villages and quiet lanes, ideal for walkers and cyclists.



SETTING THE SCENE

The property is approached via a shingled shared driveway and pathway with mature borders either side leading towards the main property. Gated access can also be found to front next to the main entrance door.

FIND US

Postcode : IP22 1HD

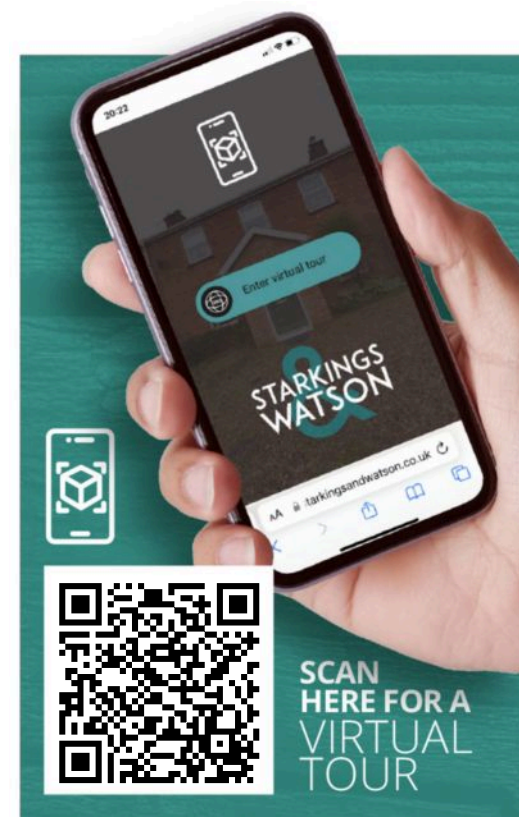
What3Words : ///brew.dashes.invent

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

Grade II listed. Buyers are advised that the property was affected by flood damage last year, please ask for further details. The oil tank is on shared land to the rear of the property.







THE GREAT OUTDOORS

To the front of the property you will find a private enclosed walled garden with space for potted planting and central seating area, ideal for those looking for a low maintenance garden. The oil tank is situated behind the neighbouring property, accessed behind a gate on Hinderclay Road.





Ground Floor

Approximate total area⁽¹⁾

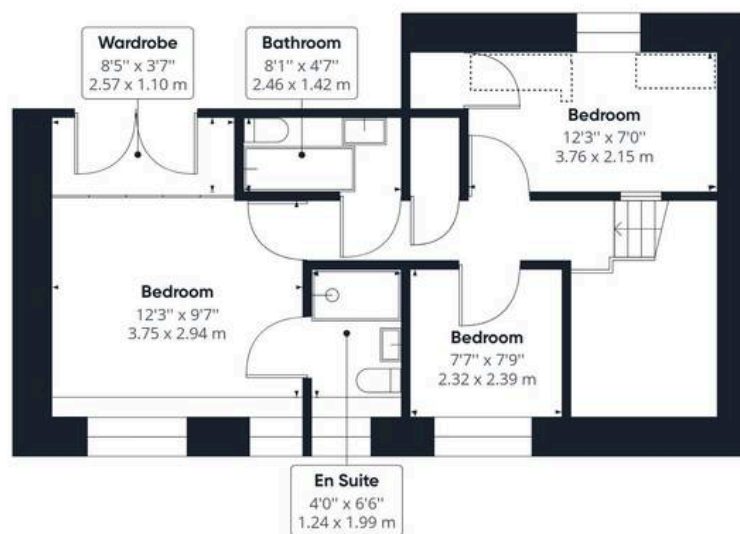
1047.08 ft²

97.28 m²

Reduced headroom

16.08 ft²

1.49 m²



Floor 1

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.