



Hall Lane, Rushall - IP21 4UD



Hall Lane

Rushall, Diss

The stunning Rushall Hall is a GRADE II LISTED home and is of outstanding architectural and historic interest. Historical records show that there has been a house on this site since the late twelfth century. The present house is thought to date from the 14th century with a range of later additions. The house has a rendered and colour washed exterior under a pantiled roof and inside there are a wealth of period features including EXPOSED BEAMS and studs together with some mullioned windows and INGLENOOK FIREPLACES. Arranged over three floors this exceptional SIX BEDROOM property boast over 4000 SQFT of internal accommodation combining historic charm with rural village living. The property also sits relatively centrally on a generous and secluded plot extending to 1.23 acres (stms). Inside you will find THREE LARGE and IMPRESSIVE RECEPTION ROOMS receptions adorned with exquisite period features, a spacious kitchen/breakfast room, a separate utility, w/c and ground floor bathroom. The first floor provides a FOUR large BEDROOMS including a stunning 22' master suite with EN-SUITE and the family bathroom. The converted top floor attic also offers a further two double bedrooms with another useful office/storage room in addition. This residence offers a perfect blend of elegance and comfort throughout still with further scope to enhance if required. The mature gardens enveloping the property on all sides provide a peaceful retreat, while a small and separate ANNEXE accommodation can also be found at the bottom of the garden. To the front, an inviting, sweeping driveway leads to the ample off road parking.



Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- Stunning Period Home
- Grade II Listed Dating Back to 14th Century
- Expansive Accommodation Over 4000 SQFT (stms)
- Private & Secluded Plot Of 1.23 Acres (stms)
- Three Impressive Receptions With Period Features
- Kitchen/Breakfast Room & Separate Utility
- Six Double Bedrooms Over Two Floors
- Three Bathrooms & W/C
- Mature Gardens To All Sides With Small Annexe Accommodation
- Sweeping Driveway & Ample Parking

Rushall is a small rural village with a good pub - The Half Moon, that is 0.7 miles away from the property and so easily walkable. The village also has a farm shop and the parish church of St Mary's. There is the delightful St Clements Common which offers three acres of open grassland. Harleston is only 2 miles to the south, offering good local amenities including shops, banks, post office, supermarkets, a high school and access to the A143. The market town of Diss offers an excellent range of shops, supermarkets, schools and health facilities. There are leisure facilities within the area and there is a mainline railway station with regular intercity connections to London (Liverpool Street) and Norwich.



SETTING THE SCENE

The property can be found on the edge of the village of RUSHALL down a quiet rural lane and next to a former working farm with an array of former farm buildings and storage. To the front you will find a set of iron gates inviting you into the plot with a central sweeping driveway leading to the large parking area to the front of the house. Either side of the drive there are well kept lawns and mature trees. There is a pathway at the front of the house with a main entrance door to the front also leading into the hallway.

THE GRAND TOUR

Entering the house via the main entrance door to the front there is a hall with exposed beams, tiled flooring and staircase to first floor. Heading to the right there is a sitting room with dual aspect, exposed beams and studs, inglenook open fireplace with large Bessemer beam and exposed brick surround as well as walk in cupboard housing one of the boilers. A door from the sitting room leads to the dining/reception room (also accessed from the hallway) with exposed beams and studs, feature exposed brick walls and doorway leading to the passage with access to the cloakroom. From the hall in the other direction there is a doorway leading to the large kitchen/breakfast room, again with exposed beams, range of wall and base level kitchen units with worktops over with fully tiled surround and dresser unit with shelves and glazed display doors. There is an inglenook recess with space for double range cooker with extractor fan above as well as ceramic tiled floor and door to third reception room. Off the kitchen there is also a second staircase to the first floor and a stable door to the garden. The third reception is currently used as a day room/office and overlooks the garden with exposed beams and studs and a fireplace with arched brick surround with inset wood burning stove. From the kitchen there is a doorway leading to the extensive utility room with range of fitted units with matching wall cupboards above housing space for various white goods. There is a door leading to the rear garden as well as a cupboard housing the main oil fired boiler. Off the utility room there is a ground floor bathroom and cloakroom with bath and shower over, WC and washbasin and fully tiled floor.

Heading up to the first floor landing there is access to the large attic with two further bedrooms and storage space. There is also a door straight ahead into attic storage space.

To the left is the main master bedroom suite, a 22' room with dual aspect over the garden and en-suite bathroom with whirl pool bath, washbasin and WC. Heading down the landing there is bedroom 2 another comfortable double room. Bedroom 3 beyond also a large double room and has the large walk in airing cupboard. The family bathroom has matching five piece suite of bath with shower head, hand wash basin, WC and bidet as well as separate shower. The rear landing is approached by the back stairs or a door from the family bathroom. The rear landing offers stairs to the second floor and beyond this is bedroom 4, again a large double room with wealth of exposed beams and studs. From the rear landing the staircase leads to bedroom 6 in the attic on this side of the house. From the main landing, the other staircase leads up to the second set of attic rooms with bedroom 5 and door through to an office or store room or occasional bedroom if required.

FIND US

Postcode : IP21 4UD

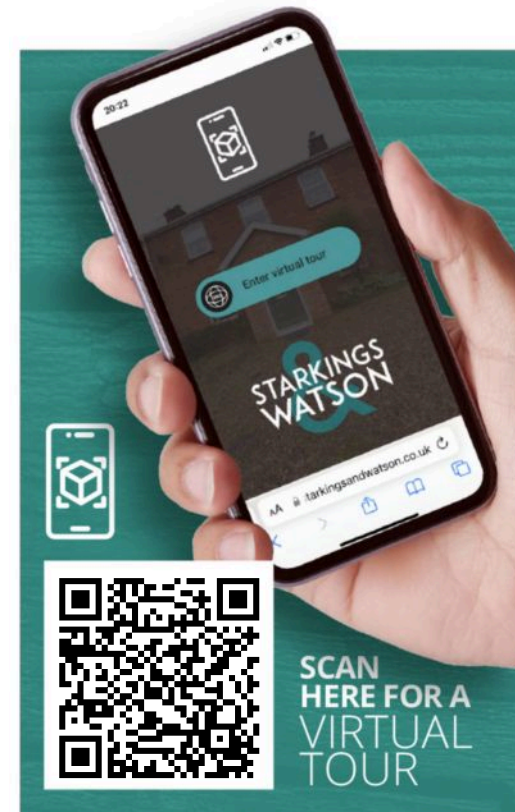
What3Words : ///opts.trespass.stews

VIRTUAL TOUR

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

AGENTS NOTE

Buyers are advised the property benefits from mains electricity and water with heating provided by two separate oil fired boilers. Drainage is private via a septic tank. The farm adjacent is no longer a working farm and comprises a range of converted barn, outbuildings and storage units.



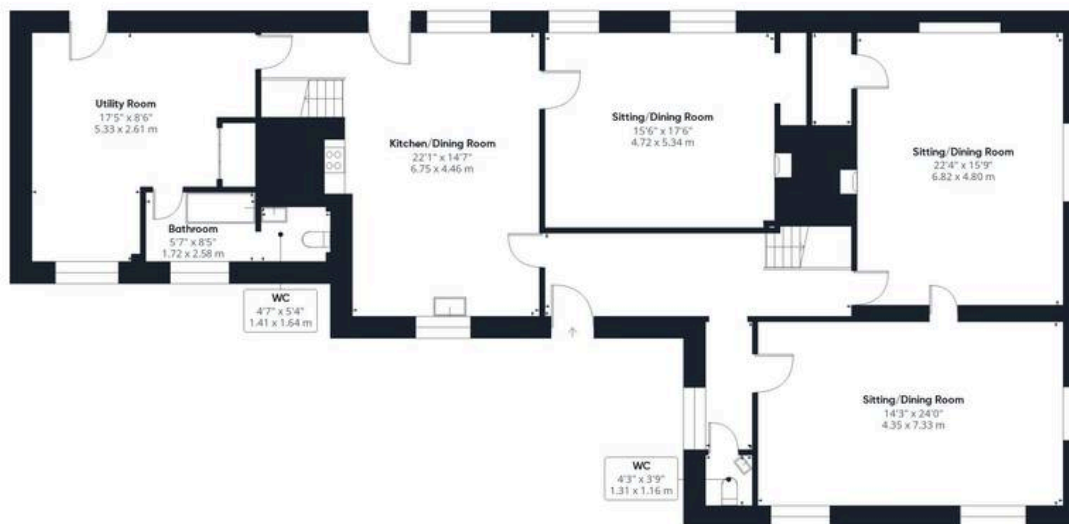




THE GREAT OUTDOORS

The wonderful rear gardens surround the house on all sides and comprise large well kept lawns together with an array of planting borders all of which are well stocked and mature. There is an array of fruit and specimen trees throughout the plot as well as the hard standing patio area leading from the rear of the house itself. The high hedging and trees means the garden is very private. You will also find a detached timber built structure to the end of the garden which is currently laid out as a one bedroom annexe and offers excellent potential to be further developed if required.

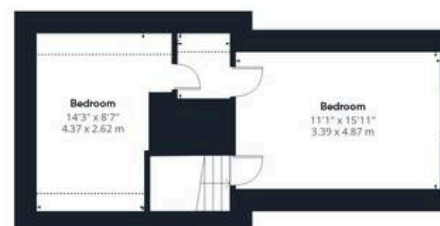




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

4038 ft²

375.1 m²

Reduced headroom

96 ft²

8.9 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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