



The Street, Rickinghall

Sheridans



The Street, Rickingham IP22 1DY

Guide Price £950,000

A stunning Georgian fronted house situated in the heart of a thriving village with excellent facilities.

with separate converted two bedroomed coach house. All in over half an acre.

With origins thought to date back to the early 18th century and listed Grade II as being of particular historical and architectural interest, this outstanding house offers beautifully proportioned accommodation retaining original features combined with modern living facilities.

The house has recently been sensitively updated and much improved to create a fine home of considerable personality possessing a delightfully light and airy atmosphere, created by large sash windows and high ceilings. The house is further enhanced by generous gardens and a spacious two bedroomed converted coach house/ annexe, garaging, stable and furthermore, the added benefit of planning permission for a link extension at the rear, making it the perfect choice for big or multi-generational family.

The immaculately presented accommodation currently in brief comprises of a fine six panelled entrance door with fanlight, complemented by a stunning late 18th century Roman Doric porch with fluted columns, leading the way to the reception hall with its stunning re-modelled staircase to the first floor and stairs down to the large useful cellars. The sitting room is a stunning reception, with feature fireplace with stove and two large sash windows to front and door to the spacious family room. The newly created kitchen/dining room is simply a fabulous space, fitted with a beautiful kitchen complemented by stylish Quartz worktops, quality integrated appliances and further features include a fireplace with woodburner, two large shuttered sash windows and traditional French doors opening to the gardens. The good size study enjoys a south westerly aspect, also with French doors to the gardens and a separate utility and cloakroom, complete the ground floor accommodation.

The elegant newly re-modelled bespoke staircase leads to the first floor landing and to the principal bedroom with stylish en-suite. The three remaining bedrooms are served by a spacious family bathroom with walk-in shower and separate roll top bath, completing the first floor accommodation.



Outside

The house enjoys a lovely village location and is surrounded by large and secluded gardens. Borders of mature trees and shrubs give it a real sense of privacy and there are three large lawns as well as space for a vegetable garden. The former coach house retains original features has been converted into an annexe with a kitchen, sitting room, shower room and utility space. It also has two bedrooms and a study upstairs. There is also a garage and former stable (with planning to convert and link to the main house. Further details online and at our office). The property benefits from two driveways, providing off-road parking for up to 8 cars. The delightful grounds extend in all to more than half an acre.

Location:

The house enjoys an elevated position within the heart of the village. Rickingham is a thriving village close to the Norfolk-Suffolk border and around six miles from Diss. It can be easily accessed from the A143 and is close to the A140, offering good access to both counties. It has a local convenience store, two pubs, tennis courts, football pitches, play parks, dentist, cafe, hairdressers, two takeaways (Chinese and fish and chips) and a number of different groups and activities which are held in the village hall. There is a doctor's surgery in the adjoining village of Botesdale and the nature reserve of Redgrave and Lopham Fen is only a short distance away. Diss train station is located only a short drive away and provides direct transport links into Norwich and London Liverpool Street.

The village is definitely one of the best-served in the area and the house is only a five minute walk to the local primary school and only a two minute walk to two excellent pubs, which both serve food.

Directions

When proceeding along the Street from the direction of Bury St Edmunds and the A143, the house will be found in an elevated position on the right-hand side.



- Incredible Grade II listed house
- Newly upgraded
- Wealth of original features
- Spacious accommodation with a light and airy atmosphere
- Stones thow from excellent local amenities
- Separate coach house converted into two bedroomed cottage
- Parking for up to 8 cars
- Elegantly proportioned reception rooms
- Four bedrooms, two bathrooms
- Delightful well-stocked gardens extending to more than half an acre

Services/agents notes:

Mains water and drainage. Oil fired radiator central heating. (two recently installed oil fired boilers). Council Tax Band G. Broadband - 75mbps

The stable has planning permission to convert into additional residential accommodation, including a large modern extension connecting the stable to the main house.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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