

*An exceptionally well presented, four bedroom, detached period cottage set in grounds extending to approximately a third of an acre, in a rural location within the village of Rishangles.*

Guide Price  
£725,000 Freehold  
Ref: P7565/B

Garden House  
Rishangles  
Eye  
Suffolk  
IP23 7LB



Entrance hall, kitchen, garden room, sitting room, snug, office/bedroom four, ground floor bedroom three with en-suite shower room and bathroom.

Two first floor bedrooms, dressing room, family shower room and en-suite cloakroom to bedroom one.

Range of outbuildings including a 24' red brick studio with kitchenette and cloakroom. Double garage and timber store. Enclosed gardens of approximately one third of an acre.

#### Contact Us



Clarke and Simpson  
Well Close Square  
Framlingham  
Suffolk IP13 9DU  
T: 01728 724200

And The London Office  
40 St James' Place  
London SW1A 1NS

email@clarkeandsimpson.co.uk  
www.clarkeandsimpson.co.uk

## Location

Garden House will be found in the rural village of Rishangles, which itself is located between Debenham and Eye. The nearby villages of Thorndon and Occold, both within a mile both benefit from primary schools and pubs, The Black Horse and The Beaconsfield Arms respectively. The market town of Eye is approximately 3 miles, and provides a range of independent local shops, as well as two Co-op supermarkets. There are various eateries, including The Queen's Head public house, two Chinese takeaways, a pizza takeaway and a fish and chip shop. The town boasts a Motte and Bailey castle, a library, art studio, delicatessen, medical centre and schools. Both St Peter & Paul's CEVAP Primary School and Hartismere High School are very well regarded. There are further facilities in Debenham, which is about 5 miles away, and Diss, which is 9 miles. Diss has direct rail services to both Norwich (17 minutes) and London's Liverpool Street station (1 hour 20 minutes). It also offers Tesco, Aldi and Morrisons supermarkets, as well as further schooling, restaurants, shops and services. The A140 lies to the west and links to the county's dual carriageway network, as well as Norwich and the Ipswich.

## Description

Garden House is a charming, extended, four bedroom detached red brick cottage set in a rural location occupying a plot of approximately one third of an acre and with the benefit of a studio with kitchenette and cloakroom. Garden House has predominantly red brick elevations under a pantile roof. It has been exceptionally well maintained and has well laid out accommodation which has been cleverly remodelled and enhanced by the current owner during their tenure.

The property comprises an entrance porch, kitchen with garden room off, sitting room, snug, office/bedroom four, a further bedroom with en-suite shower room and a bathroom on the ground floor. On the first floor there is a principal bedroom with an en-suite cloakroom, a further double bedroom, a dressing room and a shower room.

The house is approached via the entrance porch, which opens into the kitchen. The kitchen has a small window to the front, recessed lighting and is fitted with a range of painted base units with a butler sink inset into a wooden worktop. There is a four ring induction hob with electric oven under and extractor hood over. There is a separate warming drawer, space and plumbing for dishwasher and a walk-in pantry with shelving, space and plumbing for a washing machine and space for a microwave. The kitchen and garden room both benefit from polished concrete floors. An opening from the kitchen provides access to the garden room which has a vaulted ceiling, underfloor heating and windows which take in the views of the garden to the side and the rear. There are French style doors that open out onto a paved terrace.

From the kitchen a door provides access to the sitting room which has exposed wall and ceiling timbers, recessed red brick fireplace with bressummer beam over and housing a woodburning stove. There are wall mounted lights and radiators. The sitting room opens into a rear lobby with skylight and with doors off to the office, which was formerly bedroom four. This is fitted with a range of book shelves and a desk, a vertical radiator and has French style doors leading out to a terrace to the side of the property. From the rear lobby a further door provides access to the ground floor guest bedroom, a further double bedroom with windows to the side, vertical radiator and door to an en-suite shower room. This comprises built-in shower cubicle with tiled surround and mains fed deluge shower with handheld attachment, close coupled WC and handwash basin with mixer tap over and cupboard under. There is an opaque window to the rear. From the sitting room a further door leads to the bathroom which has tiled floor and a range of built-in cupboards. There is a free standing roll top bath with mixer tap over and shower attachment, close coupled WC, pedestal handwash basin with part-tiled surround, wall mounted radiator and obscured glazed window. An opening from the sitting room leads to the snug. This is a cosy room with exposed red brick fireplace housing the woodburning stove, exposed ceiling and wall timbers and with windows to the front and rear. There are wall mounted lights, a column radiator and a large built-in cupboard.



Stairs from the snug rise to the spacious first floor landing which is split into two areas, but benefits from windows to the front, partially vaulted ceiling and column radiator. Bedroom one is a wonderful, dual aspect bedroom with vaulted ceiling and exposed timbers, feature radiator, part panelled wall and door to the en-suite cloakroom, which comprises a close coupled WC and pedestal handwash basin. Bedroom two is a further double bedroom with a window to the rear, column radiator, exposed beam studwork and built-in wardrobe. The dressing room has a window to the rear, exposed beam studwork and exposed floorboards. Formerly used as a good size single bedroom it now houses a hanging rail and shelving. A final door from the landing provides access to the shower room which comprises a built-in double shower tray with mains fed deluge shower over and handheld attachment, close coupled WC, pedestal handwash basin, extractor fan, exposed floorboards, chrome heated towel radiator and recessed lighting.

## Outside

The property is approached from the highway via a large gravelled driveway providing off-road parking for several vehicles. Here there is also a timber framed double garage with double opening doors to front, window to side and power and light connected. There is a further timber shed with carport connected, again with power and light connected, as well as a potting shed, also with light and power. A gate provides access to the rear garden. This is mainly laid to lawn with strategically placed and well stocked flower and shrub beds, a few raised vegetable beds and paved terraces. There are outstanding views from the garden over neighbouring farmland.

Within the garden there is a large paved terrace and a landscaped area in front of the red brick Studio. The studio itself also has red brick elevations under a slate roof and is partially timber clad to the rear. It is currently used as an entertaining dining room and snug with vaulted ceiling, exposed timbers, a woodburning stove, kitchenette and cloakroom. There are windows to the front and rear and laminate style flooring. The kitchenette area has an obscure window, a basic range of units with butler sink with mixed tap over, tiled splashbacks and Triton water heater. The cloakroom comprises a close coupled WC and wall mounted basin with cupboard under and mixer tap over.



























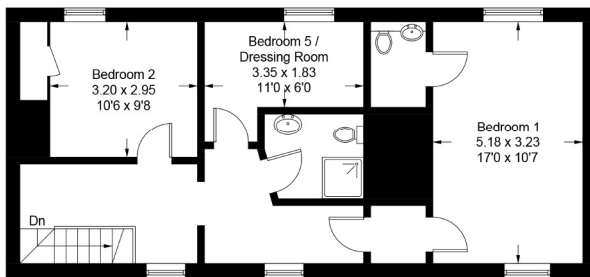


# The Garden House, Rishangles

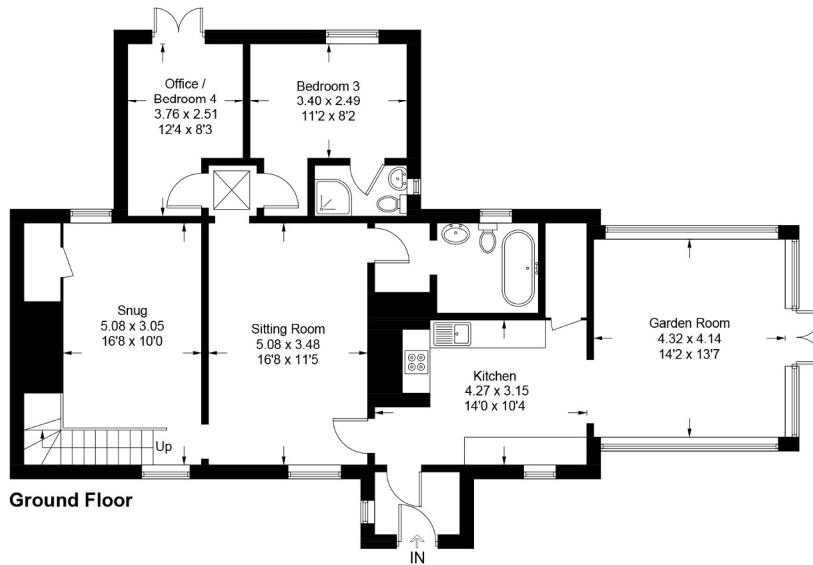
Approximate Gross Internal Area = 173.4 sq m / 1866 sq ft

Outbuilding = 30.8 sq m / 331 sq ft

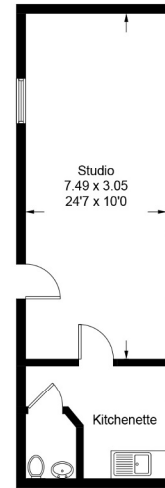
Total = 204.2 sq m / 2197 sq ft



First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)

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Produced for Clarke and Simpson







*Viewing* Strictly by appointment with the agent.

*Services* Mains water and electricity. Air source heat pump. Private drainage with a modern sewage treatment plant.

*Broadband* To check the broadband coverage available in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

*Mobile Phones* To check the mobile phone coverage in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

*EPC* Rating = C (Copy available from the agents upon request).

*Council Tax* Band C; £1,797.02 payable per annum 2024/2025

*Local Authority* Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX;  
Tel: 0300 1234000

#### NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

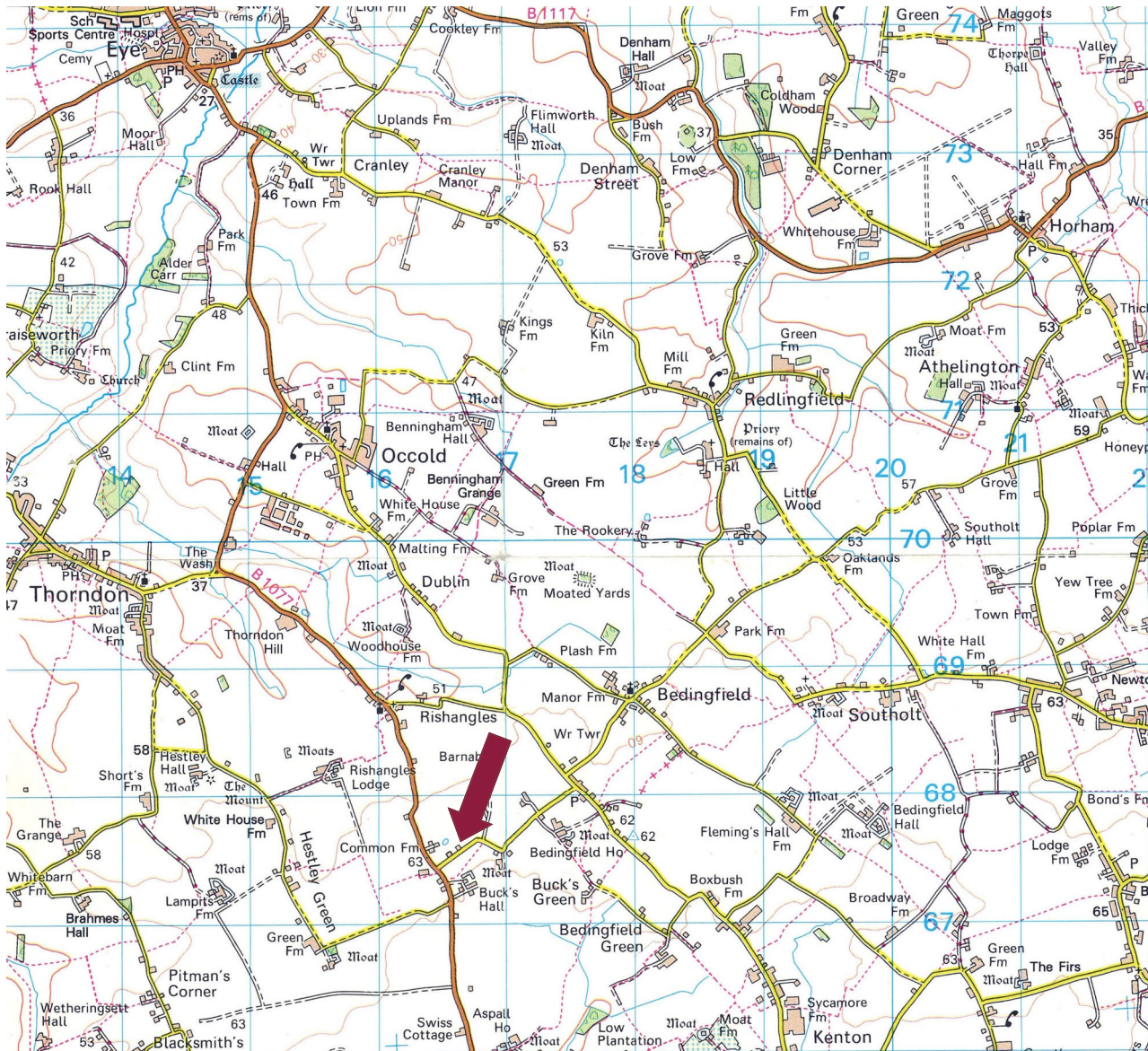
*March 2025*



## Directions

Travelling in an northerly direction from Debenham, follow Aspoll Road for approximately 3 miles. Turn right off the B1077 towards Bedingfield and follow the unnamed road for half a mile.

What3Words location: [///ticked.blurs.copies](http://ticked.blurs.copies)



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