



Jackamans Farm
Rickingham, Suffolk.

DAVID
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Jackamans Farm, Rickinghall, Suffolk, IP22 1NA.

Positioned less than a mile from the popular village of Rickinghall (which merges with Botesdale), Jackamans Farm enjoys easy access to a full range of local amenities including a health centre, Co-Op, primary school, public houses, and independent shops. The market towns of Diss (8 miles) and Stowmarket (12 miles) offer direct mainline rail services to London Liverpool Street in under 90 minutes, while the historic town of Bury St Edmunds provides an excellent array of cultural, educational and recreational facilities.

Occupying a beautifully private position and approached via a quiet country lane, Jackamans Farm is a skilfully converted barn that seamlessly blends high-quality modern living with rural tranquillity. Completed in 2019 to exacting standards, the property enjoys a footprint of over 3,500 sq ft with thoughtfully designed interiors, vaulted ceilings, and bespoke finishes throughout. The result is a home that not only looks spectacular, but lives incredibly well—whether you're hosting guests, working from home, or simply enjoying the peace and quiet of the countryside.

A striking, single-storey contemporary barn conversion set within 3.5 acres (sts) of idyllic countryside, offering expansive open-plan living, far-reaching views and a superb setting just moments from a thriving village.

PROPERTY SUMMARY:

The heart of the home is a magnificent open-plan **kitchen/living/dining space** – perfect for entertaining or relaxed family living. Flooded with natural light through bi-fold doors to the south and west elevations, this space is as functional as it is stylish, with two wood-burning stoves (including a feature Dik Geurts Odin), solid oak floors, a hand-built shaker-style kitchen with quartz worktops, twin Neff ovens and a **Quooker** tap.

Adjoining this space is a **sitting room** with glazed doors opening directly onto the rear patio—an ideal spot to enjoy the evening light and take in the breathtaking sunsets over the surrounding countryside.

Tucked off the hallway is a fully fitted **utility room** and a separate cloakroom.

A versatile study enjoys views over the gardens and farmland beyond, while all **four double bedrooms** benefit from vaulted ceilings, fitted wardrobes and contemporary en-suites. The **principal suite** is particularly impressive,

offering dual-aspect windows, a walk-in dressing area and a luxurious bathroom with freestanding tub and walk-in shower. Throughout, there is zoned **underfloor heating** via an air source heat pump, double glazing, and thermostats in every room for maximum comfort and efficiency.

OUTSIDE

Set behind electric wrought-iron gates, the property enjoys a wonderfully secluded approach. A shingle driveway provides ample parking and leads to a **double cart lodge**, detached garage and a fully fitted **workshop/studio**—ideal for those looking to work from home or pursue creative hobbies.

The grounds are a key feature of the property, with mature trees, well-stocked borders, expansive lawns and a beautiful west-facing pergola that lends itself perfectly to al-fresco Cooking and dining. Beyond the gardens, a wildflower meadow stretches northwards and extends the total plot to approximately **3.5 acres** (subject to survey).

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Whether you're seeking sanctuary from city life or the perfect base for hybrid working, Jackamans Farm offers a rare combination of contemporary luxury and rural lifestyle—within easy reach of everything you need. Offered with **no onward chain**.

SERVICES: Mains Water, electricity. Air source heat pump under floor heating. Private drainage via treatment plant.

LOCAL AUTHORITY: Mid Suffolk District Council – Band G.

EPC RATING: D

BROADBAND AND MOBILE: Please see our website and Ofcom.org.uk for further details. FTTP 900mbs, superfast broadband.

VIEWING: Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

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