



Garden House
Rishangles | Eye | Suffolk | IP23 7LB

AMAZING SPACE



This delightful, detached home enjoys an enviable position with stunning farmland views.

Set within approximately 0.35 acres (stms) the property offers versatile living spaces, including 4 bedrooms and 3 reception rooms, beautiful gardens, and an excellent collection of outbuildings with potential for annexe conversion or home office use, all within reach of commuter road and rail links.



KEY FEATURES

- Wonderful Detached Home
- Fabulous Location With Super Farmland Views
- Excellent Collection of Outbuildings - Potential Annexe
- Grounds Of Around 0.35 Acre stms
- Beautiful Garden Room
- Two Charming Reception Rooms
- Two First Floor Bedrooms and Dressing Room/Bedroom
- Two Ground Floor Bedrooms or Bedroom and Library
- Viewing Highly Recommended

The current owner has updated this house sensitively, adding two wood burners and an air source heat pump to ensure efficiency and warmth, refurbishing the shower rooms, and adding a window in the kitchen to improve the light there plus renovating a large outbuilding for use as a studio. The sensitive upgrades have produced a welcoming comfortable home, embracing the past yet providing everything needed for modern daily life and offering a rare versatility in use of the space.

Step Inside

Stepping through the typically English pretty entrance porch, you find the cottage style kitchen, a cosy space, whilst providing every modern convenience needed to cook up a feast, including even a warming drawer. It still retains charm in abundance with the butler sink and cottage style cabinetry and space for a table so you can chat to the cook whilst sipping your wine. The polished concrete floor in the kitchen continues to the right, through to an absolutely beautiful space – the garden room, currently used as a dining room cum lounge, with panoramic views of the grounds. Vaulted ceiling and underfloor heating make this room useable all year round and really brings the outside in with a pretty patio just outside the French doors. From the entrance lobby turning left is the sitting room, beamed and beautiful with magnificent, recessed fireplace with bressummer beam and wood burner. Such a cosy room in winter this is a hunker down with a good book kind of space. A door from the sitting room leads to a large family bathroom great for guests and for washing off the mud after a stomp through the countryside. From this main sitting room are two doors: turn left to a bedroom currently used as a study and library with double doors to the gardens, ideal for business use as clients would not need to enter the rest of the home or as a home gym with the doors allowing fresh air all year round. A door to the right finds a larger bedroom with ensuite shower, currently used for Airbnb. Finally, a door from the opposite end of the sitting room leads to another reception room, affectionately called “The TV Room,” with characterful fireplace, exposed beams, and brickwork. This would make a great teens lounge or playroom. This home offers such versatility for futureproofing your life, for multigenerational living and for income generation – just choose the life you’d like.





KEY FEATURES

Studio Supper or Holiday at Home

The garden room patio has views across the garden of the detached studio, currently used as an entertaining dining room and snug with vaulted ceiling, exposed timbers, a woodburning stove, kitchenette, and cloakroom. Imagine this rustic space, adorned for Christmas with greenery and festive decoration, seating 14 for the ceremonious lunch – relaxing afterwards in the snug by the wood burner, or perhaps back at the house, with room for guests to sprawl out to the conservatory for board games, the TV room for “It’s a Wonderful Life” or to snooze by the fire in the sitting room. This studio has potential for ancillary income with cloakroom, kitchenette, plenty of room for studio bedroom plus ample parking and the picturesque views. The ground floor bedroom and ensuite shower room in the main house are currently successful as Airbnb, so a precedent has been set when gaining permission for the studio as income generation.

Exploring Upstairs

Stairs from the TV room rise to the spacious first floor landing, light and airy with partially vaulted ceiling and windows to the front. Immediately to the left is a double room, with exposed weathered beams and floorboards that can tell a tale or two! Through to the second section of landing you find the family shower room ahead, ingeniously added by the current owner taking part of a small bedroom to make space. This smaller bedroom would make a pretty nursery and is currently used as dressing room with shelves and racking – every girls dream! Last along the landing is the principal bedroom, a large and bright dual aspect room, with ensuite cloakroom. The whole of the first floor has a beautiful cottage feel, with the beam work and sloped ceilings staying true to the heritage of the building.

Step Outside

A new sturdy 5-bar gate opens into a generous gravel drive with parking for around six cars, great when family and friends visit, and with Hollyhocks providing a colourful welcome. The timber framed double garage with double opening doors to the front sits alongside a timber shed with connected carport and a potting shed - all these buildings have light and power connected. A gate, covered in roses in spring and summer, leads to the rear gardens, mainly laid to lawn, punctuated with traditional cottage garden flower beds. The patio outside the garden room makes a perfect spot for an early morning cuppa, hoping to catch a glimpse of the Muntjac deer skipping past, or an after-dinner coffee, overlooking the farmland views and out towards the studio. A gravelled pathway winds around raised veggie beds, full of herbs and offers the opportunity for green fingered enthusiasts to grow their own. Parts of the garden have been given over to rewilding, attracting birds, bees, and insects. These peaceful, private, and fully enclosed grounds are ideal for children and dogs to play safely on the lawns which have also hosted a table for 20 for birthday celebrations, with evenings spent sitting around the firepit to chat over drinks and listen to the birds. Whether you’re a keen gardener, looking for family-friendly outdoor space, or simply a lover of nature – this garden is sure to impress.

































INFORMATION



On The Doorstep

Rishangles, is a peaceful rural hamlet situated between Debenham and Eye. The nearby villages of Thorndon and Occold, both just a few minutes away and both offering primary schools and pubs, The Black Horse and The Beaconsfield Arms. The market town of Eye is approximately 3 miles away providing a range of independent local shops, supermarkets, pub, and takeaways along with a Motte and Bailey castle, a library, art studio, delicatessen, medical centre and well regarded Peter & Paul's CEVAP Primary School and Hartismere High School.

How Far Is It To....

The picturesque village of Debenham, is just 5 miles away, offering further shopping and schooling, whilst Diss, a little further provides supermarkets, schooling, restaurants, shops and services along with direct rail services to both Norwich (17 minutes) and London's Liverpool Street station (1 hour 20 minutes) making commuting easily accessible. The A140 is close by linking the county's dual carriageway network, as well as Norwich and Ipswich.

Directions

What Three Words Location

Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words /// fans.attention.incensed

Services, District Council and Tenure

Air Source Heat Pump Central Heating

Mains Water and Electricity

Private Drainage – Modern Treatment Plant

Mid Suffolk District Council; Council Tax Band C-

Tenure: Freehold

Broadband Connection please check <https://www.openreach.com/fibre-checker>

Mobile Phone Reception See Link to check View mobile availability - Ofcom

Checker

EPC C

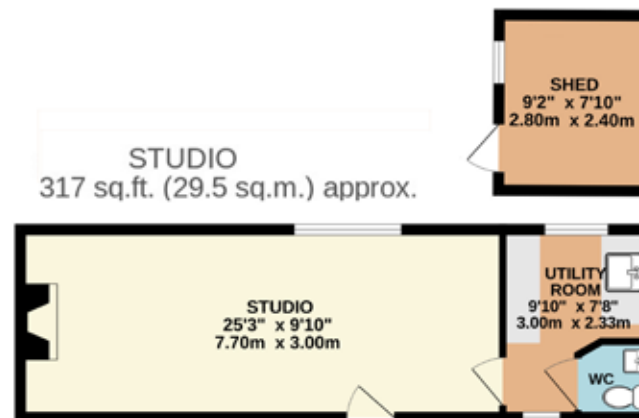


TOTAL FLOOR AREA (approx.)

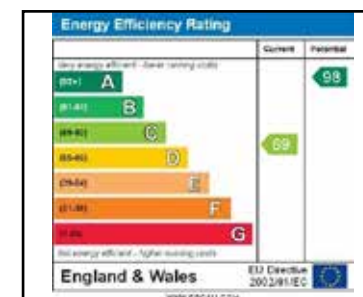
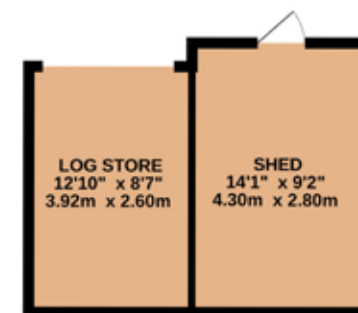
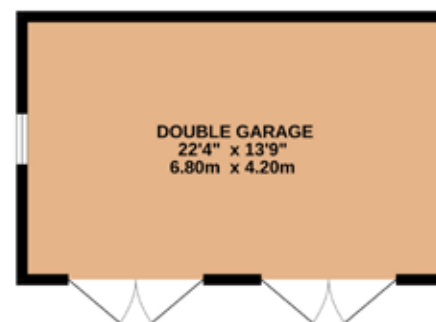
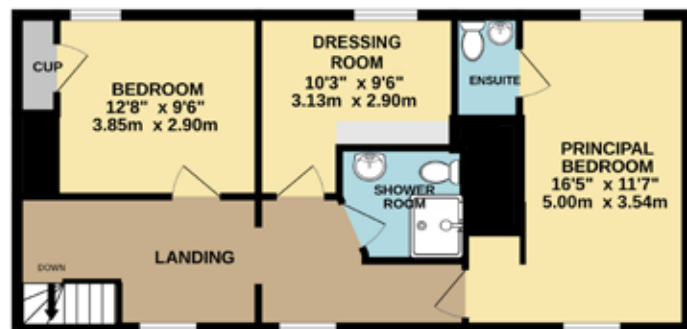
Accommodation (inc. Studio): 1355 sq.ft (125.9 sq.m) - Garage/Outbuildings: 620 sq.ft (57.9 sq.m)

Measurements are approximate. Not to scale. Illustrative purposes only.

Produced for Fine & Country Estate Agent.



1ST FLOOR



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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