



Tipplers,  
Rickinghall, Suffolk.

DAVID  
BURR



# Tipplers, The Street, Rickingham, IP22 1EG.

Rickingham is a highly sought-after village, known for its strong community feel and excellent range of local amenities, including a shop, café, schooling, Health centre and public houses. Surrounded by attractive countryside, the area is ideal for walking and outdoor pursuits, while still being well connected to nearby market towns and wider transport links. This central village position ensures everyday convenience while retaining a peaceful, rural atmosphere.

Situated in the centre of the highly regarded village of Rickingham, this attractive semi-detached thatched cottage offers approximately 1,595 sq ft of characterful accommodation, set within a generous plot of around 0.25 acres. Full of charm and period features, the property presents an exciting opportunity for buyers looking to create a beautiful village home, with scope for cosmetic updating and personalisation.

## **A characterful Grade II listed village cottage offering space, charm and potential in equal measure—ideal for those looking to create a bespoke home in a desirable Suffolk setting.**

### **Top 5 Key Features**

- Charming semi-detached thatched cottage in central village location
- Approximately 1,595 sq. ft of accommodation
- Generous 0.25-acre plot with established gardens
- Excellent scope for cosmetic updating and improvement
- Situated in the well-served and popular village of Rickingham

### **The Lifestyle**

Set within a well-served and vibrant village, this is a home perfectly suited to those seeking a traditional Suffolk lifestyle—with amenities, countryside walks and community all on your doorstep.

The cottage itself offers well-proportioned accommodation, with a natural flow between living spaces and views out to the garden. There is clear potential to enhance and modernise, allowing the next owner to blend character with contemporary living.

### **Accommodation**

The property extends to approximately 1,595 sq ft, offering:

A spacious sitting room with excellent proportions kitchen/dining space with outlook to the garden ground floor bedroom and bathroom additional bedrooms to the first floor

The layout offers flexibility for a range of buyers, including those seeking ground floor living or the potential to reconfigure.

### **Gardens & Outside**

A particular feature of the property is the generous garden, extending to around a quarter of an acre.

Predominantly laid to lawn, mature planting and established boundaries Ample space for outdoor entertaining, gardening or potential landscaping

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The plot provides a wonderful sense of space, rarely found in such a central village position. The grounds also offer ample off-street parking including a large garage.

**SERVICES:** Mains Water, Electricity, drainage & oil-fired central heating

**NOTE:** None of these services have been tested by the agent.

**LOCAL AUTHORITY:** Mid Suffolk District Council

**COUNCIL TAX:** Band D

**EPC RATING:** Not applicable as Listed.

**BROADBAND AND MOBILE:** Please see our website and Ofcom.org.uk for further details

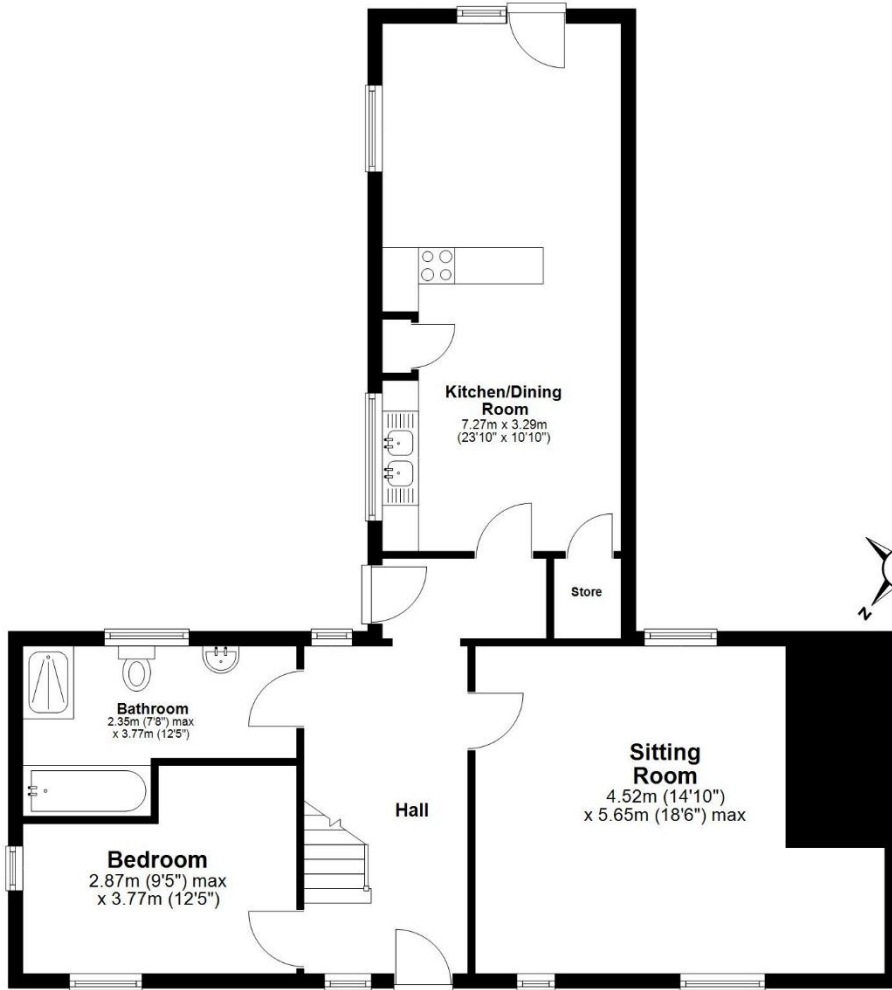
**VIEWING:** Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

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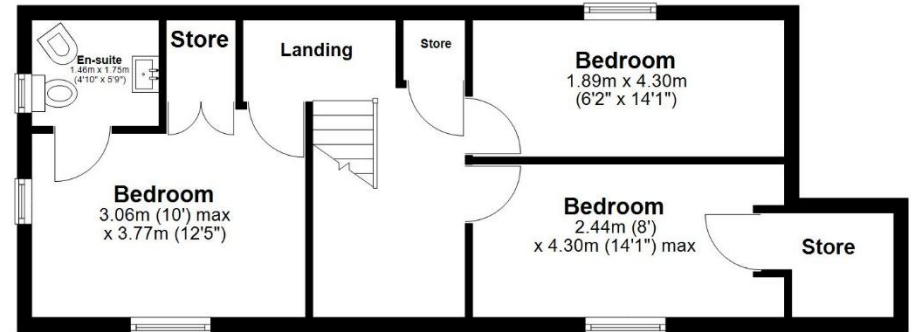
### Ground Floor

Approx. 80.6 sq. metres (867.3 sq. feet)  
(excluding Store)



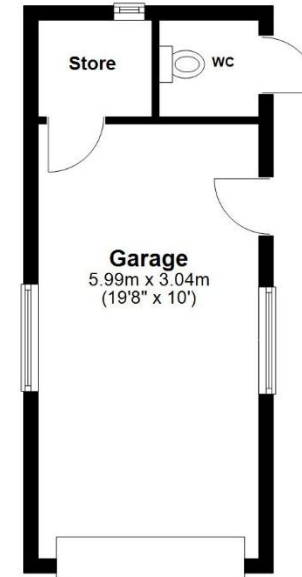
### First Floor

Approx. 45.0 sq. metres (484.9 sq. feet)



### Garage

Approx. 22.6 sq. metres (242.8 sq. feet)



Total area: approx. 148.2 sq. metres (1595.0 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines

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The Street, Rickinghall



