



Forge Cottage  
The Street | Rickingham | Suffolk | IP22 1EG

# TIMELESS COUNTRY LIVING



With picturesque church views, this Grade II listed, thatched property sits within a pretty country village with amenities on hand and commuter links close by. Set in charming peaceful gardens with a designated garden room to enjoy the views, and potential for an annexe, the Suffolk Pink cottage offers a private and peaceful life.



# KEY FEATURES

- A Delightful Detached Grade II Listed Cottage in the Village of Rickinghall with Wonderful Views of the Village Church
- Three First Floor Bedrooms
- First Floor Shower Room and Ground Floor Bathroom
- Charming Sitting Room with Stunning Inglenook Fireplace
- Pretty Dining Room with Cellar Access and a Study
- Fitted Kitchen with Space for a Range Cooker in the Inglenook
- Separate Utility Room
- Garage with Cart Lodge, Store and Shed
- Charming Gardens with a Summerhouse
- The Accommodation extends to 1,199sq.ft
- No EPC Required

The current owners fell in love with the property as soon as they saw it. It is an idyllic countryside retreat, full of character with the Inglenook fireplace that encourages the appreciation of the passing of time in a cottage that is full of welcome and warmth, with weathered beams telling the tales of yesteryears. Surrounded by lovely neighbours in a vibrant village the owners are really sad to leave this beautiful spot.

## Step Inside

The entrance hall, with its classic tiled flooring, flows effortlessly into a semi open-plan study area, ideal for working from home or as a hobby space without disruption to the main living spaces or of course for family coats and shoes. A door opens to the bright dining room which highlights the home's rich architectural heritage, with beams stretching across the ceilings and walls, wide wooden floorboards, and a staircase winding to the first floor. Many a family supper has been enjoyed within these ancient walls. There is also a cellar beneath the dining room, accessed by a trap door in the floor. Vertical open beam work subtly defines the adjoining living area, creating distinct yet connected spaces, perfect for both relaxing evenings when it's just the two of you home and larger gatherings when these two rooms become one. At the heart of the home, the living room is centred around an impressive inglenook fireplace, not in use at the moment, but could be reactivated, framed by beautiful brickwork and centuries-old beams, an inviting focal point that speaks of warmth, history, and comfort. A stable door opens directly onto the terrace enhancing the connection between indoors and out. The kitchen offers a cosy and functional space, with space for a range cooker in the inglenook and room for a bistro table, always a cosy spot for relaxed morning coffee or a chat to the cook whilst supper is prepared. A separate utility room provides laundry and practical drying space along with handy external access. The owners enjoy evenings just outside the door in the early sun. A ground floor bathroom features a stunning freestanding slipper bath, adding a touch of indulgence to everyday living.





# KEY FEATURES

## A Welcome Opportunity

The garage, store and cart lodge offer exciting scope to create elegant ancillary accommodation, perfectly suited to multi-generational living, long term guests, or bespoke income opportunity, subject to the necessary permissions of course. With electrics already in place these outbuildings could also provide space for a home gym, home office, and a multitude of other variations – the canvas is there for you to create your lifestyle of choice.

## Exploring Upstairs

A winding staircase leads to a surprisingly light and airy landing, illuminated by two windows. The principal bedroom comfortably accommodates a king-size bed along with a dressing area and space for wardrobes. A second bedroom provides an excellent guest room, while the third would make a great home office or hobby area. All the bedrooms are brimming with character, featuring exposed beams, wooden floors, and charmingly irregular lines that reflect the cottage's heritage and add that individual quirkiness to the home. A family shower room serves the first floor.

## Step Outside

Tucked behind a traditional flint wall and approached via a gravel driveway, this enchanting cottage provides outdoor space that is both practical and picturesque. Here you find private parking, along with a cart lodge, a long single garage and store, with double gates providing convenient access to the rear garden space at back, with ample space to store a caravan, campervan, or work vehicles. These are gardens designed for living - the rear of the property unfolds into a beautifully curated outdoor sanctuary. A south facing generous terrace provides space for two distinct seating areas, ideal for al fresco dining or relaxed entertaining. Steps lead through an elegant archway to the aesthetically pleasing curved lines of the immaculate lawns and a charming gazebo, perfectly positioned for a peaceful afternoon tea. At the end of the lawns to the left a summer house invites you to enjoy warm days, surrounded by mature trees and established planting accompanied by just birdsong and the gentle chime of nearby church bells. Four steps down leads to the pretty pond and seating to watch the fish and take in the colourful display of yellow, pink, and white lilies, or the unusual butterflies and moths which are drawn to the buddleia. Beyond, a path leads to a productive garden area complete with greenhouse, soft fruit cage, and potting shed and "top lawn" with a Bramley apple tree which yields an abundance of fruit. Underneath the apple tree are copious aconites and bluebells, a feast for your eyes. A secluded seating spot here offers the ultimate escape, perfect for a quiet read and a glass of something chilled - no one would ever know you were home!



























YOU MAY  
TELEPHONE  
FROM HERE







# INFORMATION

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## On The Doorstep

The popular village of Rickinghall combines with the neighbouring village of Botesdale, to offer a variety of facilities including local shopping, a servicing garage, Co-op supermarket, two public houses, a school, a large health centre and church. Rickinghall's active community centre runs regular events and classes, has a monthly Farmers market along with traditional jumble sales and vintage car visits and a skate park provides entertainment for the older children. The village offers peaceful countryside walks with little traffic as the village was bypassed a few years ago.

## How Far Is It To?

Rickinghall is within easy reach of wider facilities with Diss offering independent shops, The Mere and health services, and offers a mainline rail station on the Norwich to London Liverpool Street line. The picturesque town of Bury St Edmunds is 14 miles to the southwest, with its stunning Abbey and further retail opportunities as well as the West Suffolk Hospital.

## Directions

Proceed from the market town of Diss along the A143 in the direction of Bury St Edmunds. Pass through the village of Wortham and take a right hand turn onto Rectory Hill signposted Botesdale and Rickinghall. At the 'T' junction within the village take a right-hand turn and the property will be found on the right-hand side.

## 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... [closet.shepherdess.brothers](https://www.threewords.com/closet.shepherdess.brothers)

## Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage  
Broadband Available - please see [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)  
Mobile Phone Reception - varies depending on network provider  
Please see [www.ofcom.org.uk](http://www.ofcom.org.uk) - to check Mobile/Broadband Availability  
Mid Suffolk District Council - Council Tax Band E-  
Freehold



**TOTAL FLOOR AREA (approx.)**

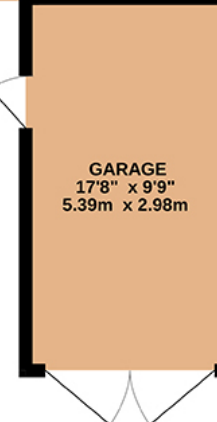
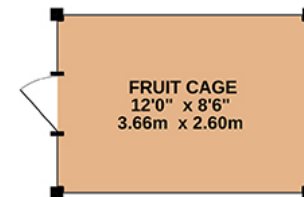
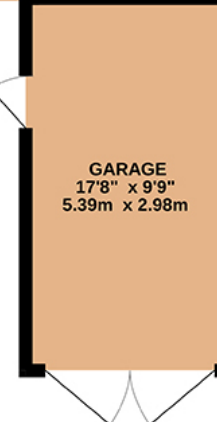
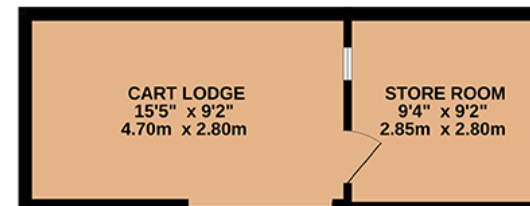
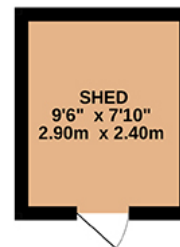
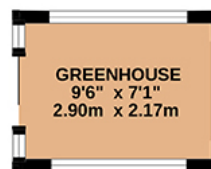
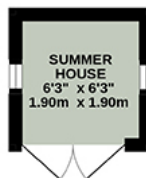
Accommodation: 1199 sq.ft (111.4 sq.m) -

Garage/Outbuildings: 674 sq.ft (62.6 sq.m)

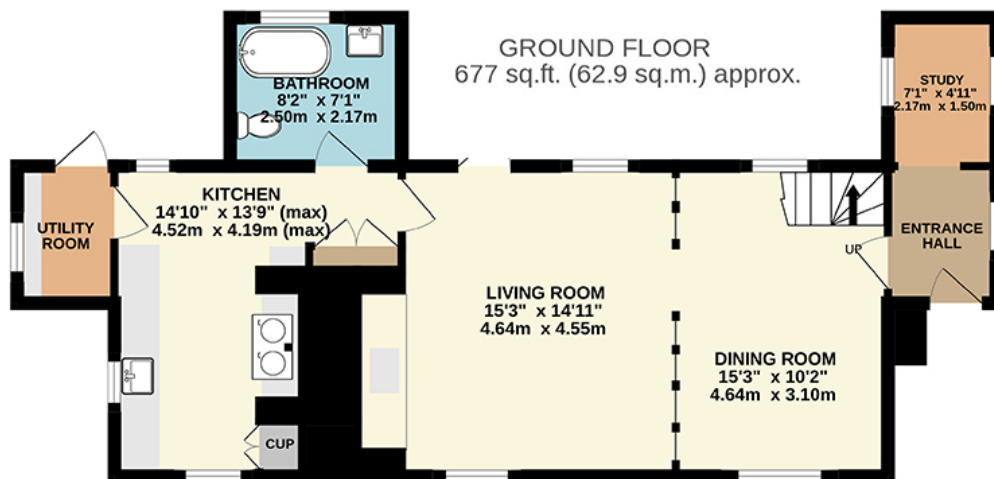
Measurements are approximate.

Not to scale. Illustrative purposes only.

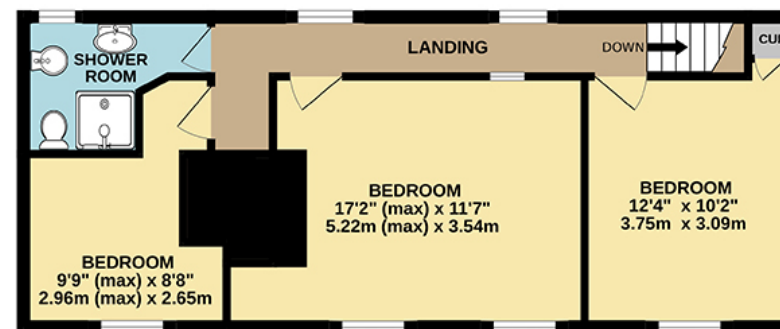
Produced by HomeSight Studios for Fine & Country Estate Agent.



**GROUND FLOOR**  
677 sq.ft. (62.9 sq.m.) approx.



**1ST FLOOR**  
522 sq.ft. (48.5 sq.m.) approx.



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.



# FINE & COUNTRY

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