

*An exceptionally well presented, extended four bedroom detached period cottage which is located in the rural Suffolk village of Rishangles, near Eye.*



## Guide Price

£675,000

Freehold

Ref: P7890/B

## Address

The Old Swan  
Eye Road  
Rishangles  
Eye  
IP23 7JZ



Oak entrance hall, snug, sitting room, dining room, office, ground floor bath and shower room, kitchen/breakfast room and separate utility room.

Principal bedroom with en-suite shower room and three further first floor bedrooms.

Enclosed gardens to front and rear.

Detached garage with car port and off-road parking.

Exceptional rural views.

## Contact Us



Clarke and Simpson  
Well Close Square  
Framlingham  
Suffolk IP13 9DU

T: 01728 724200  
email@clarkeandsimpson.co.uk  
www.clarkeandsimpson.co.uk

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

## Location

The property is located in the rural Suffolk village of Rishangles, situated between Debenham and Eye. The nearby villages of Thorndon and Occold, both within approximately one mile, benefit from primary schools and public houses, namely The Black Horse and The Beaconsfield Arms respectively. The market town of Eye is approximately 3 miles away and offers a range of independent local shops, together with two Co-op supermarkets. There are various eateries, including The Queen's Head public house, Chinese takeaways, a pizza takeaway and a fish and chip shop. The town also boasts a castle, library, art studio, delicatessen, medical centre and highly regarded schools, namely St Peter & Paul's CEVAP Primary School and Hartismere High School. There is also a luxury health and fitness club nearby called Be Well Barn.

Further facilities are available in Debenham, approximately 5 miles away, and Diss, approximately 9 miles away. Diss benefits from direct rail services to both Norwich (approximately 17 minutes) and London Liverpool Street (approximately 1 hour 20 minutes). The town also offers Tesco, Aldi and Morrisons supermarkets, together with further schooling, restaurants, shops and services. The A140 lies to the west and provides access to the county's dual carriageway network, as well as Norwich and Ipswich.

## Description

The Old Swan, as the name suggests, is a conversion of a former public house, the core of which dates back to 1710. It has a mix of rendered and timber frame elevations under a pitch tiled roof. A full schedule of renovation and refurbishment has been carried out during the current vendors' tenure. This has included an extension to the far end of the property to create a bespoke kitchen/breakfast room with vaulted ceilings, hand-built and designed by Beam Ends. They also cleverly created the green oak entrance porch which defines the front of the property. As part of the renovation the property was re-wired and re-plumbed, including the installation of a new boiler in 2025. The attention to detail and quality is evident throughout as seen with the Jim Lawrence light fittings, natural Limestone flooring and bespoke fittings. The accommodation extends over two floors and is very flexible.

The property is approached via a solid oak front door flanked by floor to ceiling windows. This opens into the snug which has original beam studwork and ceiling timbers together with a recessed inglenook fireplace with redbrick and pamment hearth housing a woodburning stove. The snug has doors off to the dining room, office and inner hall. The inner hall has pamment and brick flooring and doors to the sitting room and bathroom. The sitting room, which has exposed ceiling and wall timbers, has a window to the front and an inglenook fireplace housing a multi-fuel stove with redbrick tiled hearth and surround and oak bressummer over. There is also access to a secondary staircase to the first floor.

From the snug there are steps down into the dining room which has windows to the front, natural limestone flooring and a bespoke oak staircase rising to the first floor landing. The dining room has an opening into the kitchen/breakfast room. This dual aspect room is wonderfully light benefitting from a range of bifold doors opening out onto a paved terrace. It also has windows to the side, overlooking the garden, and four Velux skylights. Benefitting from a hand-built range of wall and base units in a traditional shaker style with granite worktops and simple tiled splashbacks this room has both a traditional, yet contemporary feel. The units include a useful larder cupboard, a dresser style over counter cupboard with shelves and concertina doors and incorporate space for an electric range cooker with extractor hood over. There is lovely window seat in front of the side windows which overlook the garden. A central island breakfast bar with granite worktop has inset twin Belfast sinks with drainer. Also included are a dishwasher, waste recycling system, water softener, together with space and plumbing for an American style fridge freezer with wine rack to the side and cupboard over.

Returning to the snug there is a door to the office with beam studwork and sloping ceiling, windows to the rear and pamment style floors. A door opens to the separate utility room which has pamment tile flooring, part-panelled walls, oak worktop with inset butler sink with ornate mixer tap over, space and plumbing for a washing machine and dryer, useful window storage seat, low-level window to the rear and stable door to the garden. There is also a large built-in cupboard which houses the water softener and provides useful storage and a bespoke storage cupboard flanking the window seat.

From the inner hall there is a door to the ground floor bathroom with two windows to the rear and comprising a four piece suite including built-in corner shower cubicle with mains fed drencher shower and handheld

attachment, close-coupled WC, roll top double ended bath with mixer tap over and basin with mixer tap over and granite top incorporating storage under and backlit mirror above. There is also a shaver point and two chrome heated towel radiators. A bespoke handmade oak staircase from the dining room rises to a small landing area with a Velux window and a door that opening to the principal bedroom. This has two large Velux windows, a range of hand-built wardrobes with shelving and hanging rails and a door to the en-suite shower room. The en-suite comprises a Velux window, built-in corner shower cubicle with drencher shower over with additional handheld shower attachment, pedestal handwash basin with tiled splashbacks and backlit heated mirror above with shaver point, close coupled WC and chrome heated towel radiator.

The remainder of the bedrooms are accessed via a cottage-style staircase from the drawing room. These rise to a small landing where there are steps up to bedroom three, which is a double room with dormer window to the front, a double built-in wardrobe with hanging rails and shelf below and a door to bedroom four/dressing room. Bedroom four/dressing room has a window to the side and a range of built-in wardrobes with hanging rails and shelves above. A further door from the landing area opens to bedroom two which is a further double room with dormer window to the front, part panelled wall, ornate feature fireplace with cast hearth with wooden mantel and surround and a flanking built-in airing cupboard housing the pressurised water cylinder with slatted shelving.

The property benefits from double glazing throughout and oil-fired central heating. The kitchen, ground floor bathroom and entrance porch all have underfloor heating.

### Outside

The property is approached from the front via a five bar gate onto a landscaped driveway leading to a detached timber garage with power roller door, personnel door to the side, power and light connections and storage above. In addition is a carport to the side with external power source. There is ample parking to the side of the car port as well as further parking space to the side of the garage. All in all there could be off-road parking for approximately 6 cars.

From the driveway there is a pathway, defined by box hedging, that leads through a formal front garden with landscaped areas and leading to the front door. The pathway then circumnavigates the property leading to the side and rear gardens. These are enclosed by hedging and willow fencing and are predominantly laid to lawn with established flower and shrub beds together with a terraced area immediately behind the property. A side gate within the willow fencing gives access to the rear garden. There is a small orchard area, with a range of fruit trees, and a 'secret garden' which is approached via an arbour and is discretely hedged. This is a utilitarian area where there is a timber shed, the oil tank, log storage and the sewage treatment plant. To the other side of this is a further gated entrance for vehicles. There is a further area of shingled garden where there is a potting greenhouse, raised flower beds, a couple of raised vegetable beds and a log store. The property has outside lighting, an external boiler and an outside tap. The gardens are immaculately maintained and abut farmland to the rear.























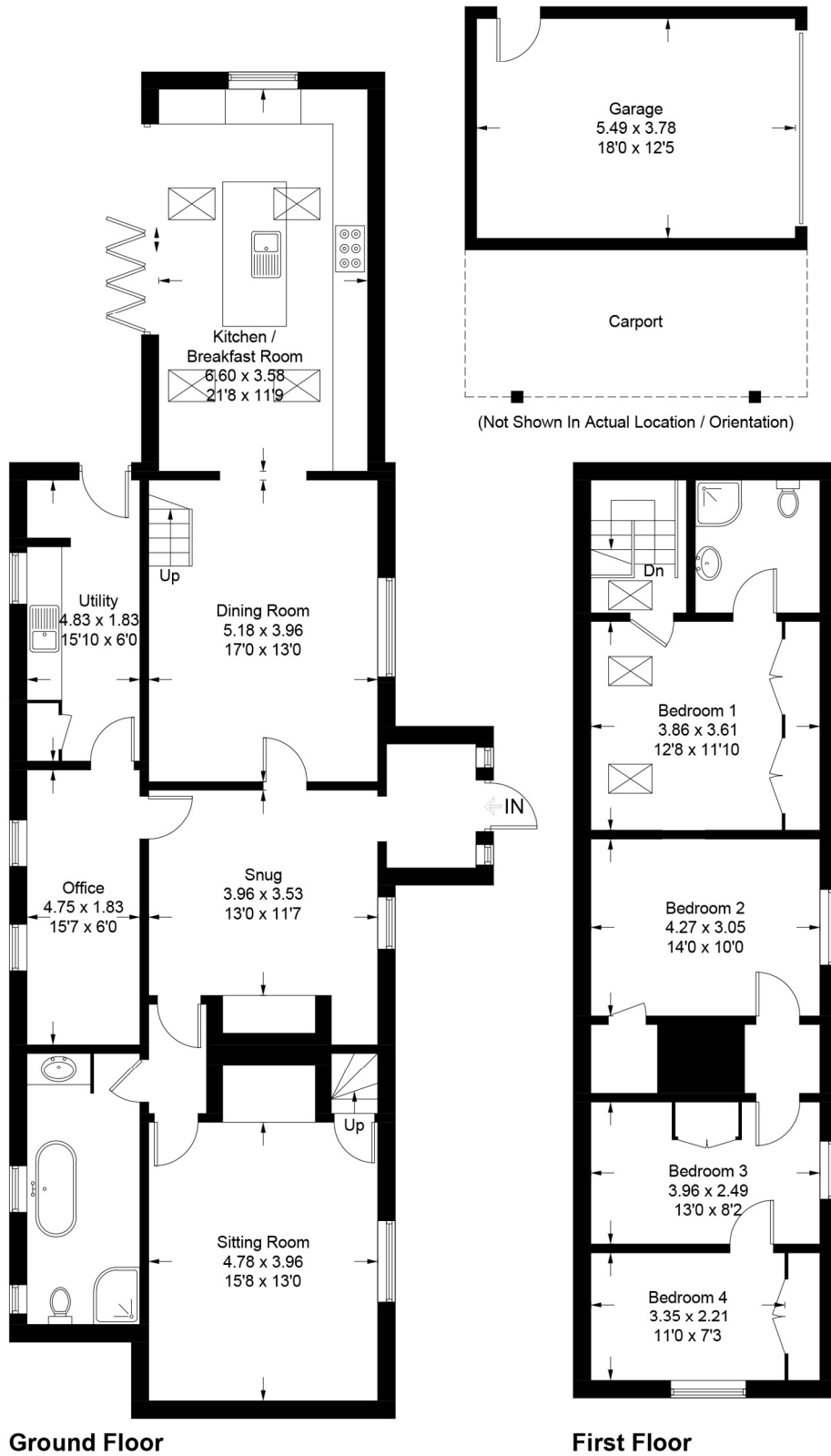
# The Old Swan, Rishangles

Approximate Gross Internal Area = 183.7 sq m / 1977 sq ft

Garage = 20.9 sq m / 225 sq ft

(Excluding Carport)

Total= 204.6 sq m / 2202 sq ft



**Ground Floor**

**First Floor**



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*Viewing* Strictly by appointment with the agent.

*Services* Mains water and electricity. Private drainage system to a modern sewage treatment plant. Oil-fired central heating.

*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 = D (Copy available from the agents upon request).

*Council Tax* Band E; £2,708.96 payable per annum 2026/2027

*Local Authority* Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0345 6066067

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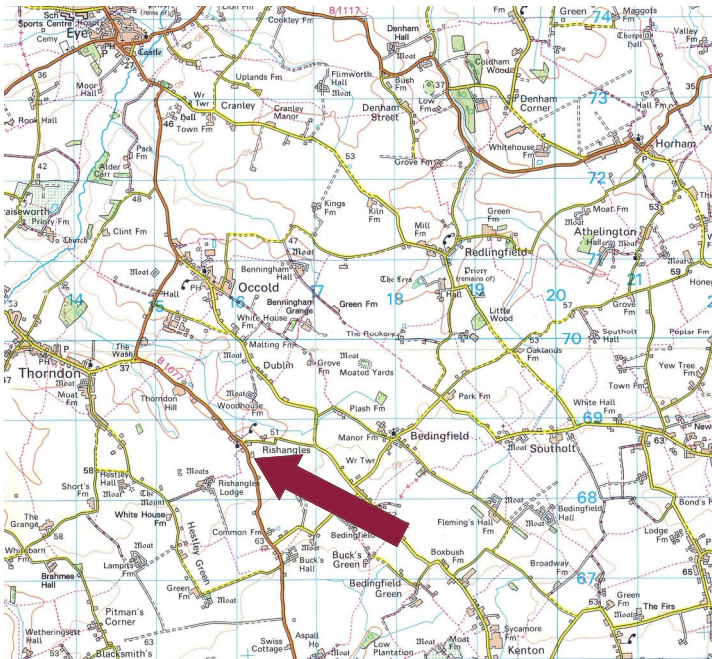
#### **NOTES**

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.

*May 2025*



## Directions

Travelling in a northerly direction from Debenham, continue along the High Street and on the B1077 for 3.7 miles, passing Aspell Cyder on your right. The property will be found on the right hand side, a short way before Rishangles Baptist Chapel and the turning to Beddingfield.

For those using the What3Words app:  
 ///suitcase.repeat.model



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