



Maypole Meadow | Rickingham | IP22 | EU

Price Guide £475,000

twgaze

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An immaculately presented three-bedroom converted barn, converted around 2012, offering bright and airy accommodation with exposed beams, open-plan living and countryside views. The property benefits from a cart lodge, attractive gardens and a well-balanced layout suited to modern living.

- Immaculately presented throughout
- Open-plan sitting and dining room with inglenook fireplace and woodburner
- Single-bay cart lodge with additional parking space
- Exposed beams and character features
- Three bedrooms, including en suite to one
- Popular village with a good range of facilities

Location

Rickinghall is one of the area's most popular villages which, when combined with the adjoining village of Botesdale, provides an excellent range of facilities including local shopping, Co-op supermarket, public houses, school, health centre and a very fine church. The village was bypassed a few years ago and therefore the centre carries principally local traffic. It is within easy reach of wider facilities with Diss just over the border into Norfolk where there is a mainline rail station on the Norwich to London Liverpool Street line, and Bury St Edmunds is 14 miles to the south west. The countryside surrounding the village is attractive with gently rolling landscape and plenty of country walks.





The Property

The barn was converted around 2012 and is immaculately presented throughout, retaining attractive exposed beams while benefitting from a bright and airy feel, enhanced by a wealth of windows. A welcoming entrance hall features a full-height window to the front elevation, providing excellent natural light. The kitchen is modern and well-appointed, fitted with shaker-style units in a light grey tone. A downstairs WC houses the boiler and offers sufficient space for both a washing machine and tumble dryer. The main living space is a generous open-plan sitting and dining area, centred around an inglenook fireplace with wood burner. There is ample room for a dining table and chairs, windows overlooking the rear garden, and a useful rear door providing direct garden access. Stairs rise to the first floor.

Upstairs, the accommodation comprises three bedrooms, one of which benefits from an en-suite shower room. The family bathroom is fitted with a modern suite in neutral tones, including a bath with shower over, low-level WC and wash basin.

The property is heated via an air source heat pump with underfloor heating throughout the ground floor and further benefits from the installation of solar panels.

Outside

The property benefits from a single-bay cart lodge providing covered parking together with an additional off-road parking space on the gravel adjacent to the garden. The garden is mainly laid to lawn, bordered by post-and-rail fencing and enjoys open views to the side. To the front, there is attractive box hedging, adding to the property's kerb appeal.

Services: Mains electricity and drainage are connected to the property. Air source heat pump. Solar panels.

How to get there: [What3words ///says.steam.tight](#)

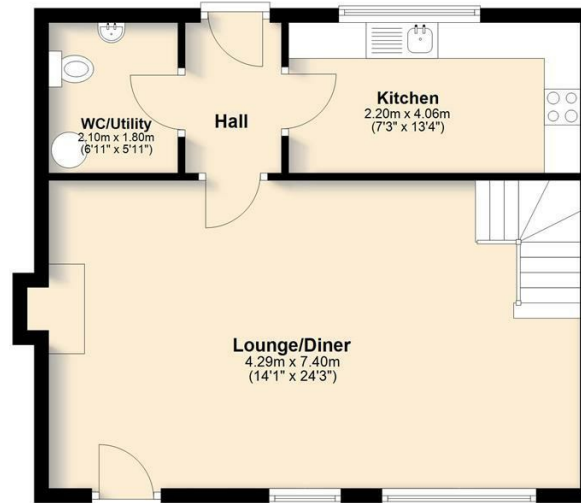
Viewing: Strictly by appointment with TW Gaze.

Freehold

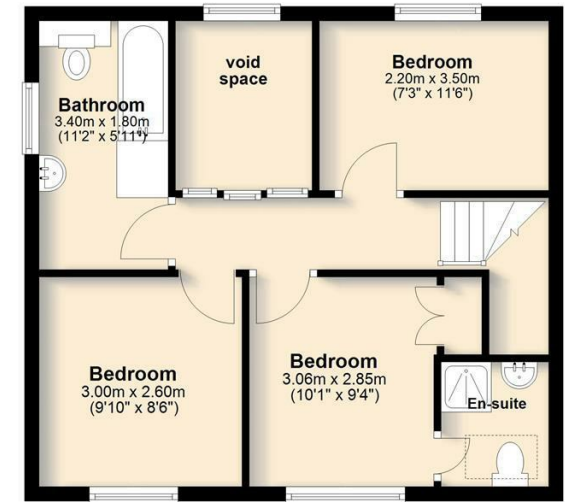
Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.

In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

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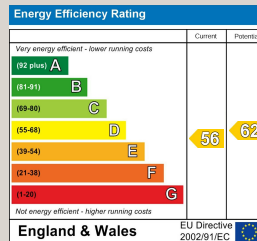


Ground Floor
Approx. 48.6 sq. metres (523.5 sq. feet)



First Floor
Approx. 45.1 sq. metres (485.2 sq. feet)

Total area: approx. 93.7 sq. metres (1008.7 sq. feet)



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