

Hamblyn House, Rickingham, Suffolk

Guide Price £950,000



Full Description

Our Considered View of This Home

Hamblyn House is a substantial Grade II* listed residence dating from the mid-17th century, offering a rare and compelling combination of historic character, generous proportions and genuine flexibility. Evolved over centuries as a private home, public house and hotel, the property carries its history with ease, wearing centuries of story in every timber and flagstone, while adapting naturally and gracefully to the demands of contemporary life.

The exterior is immediately arresting. A striking gable end of rendered elevations, exposed brick chimney stack and deep-set windows speaks of age, solidity and craftsmanship, a building that has stood with confidence for centuries and intends to stand for many more.

The accommodation is both impressive and practical. Multiple reception areas, five en-suite bedrooms plus two additional bedrooms, and a layout that lends itself equally to relaxed family living or welcoming guest accommodation make this a home of real versatility and ambition. Period features including exposed timbers, original inglenook fireplaces and ancient leaded glazing sit comfortably alongside sympathetic modern upgrades, ensuring the house performs as beautifully as it looks.

Outside, a rear terrace captures afternoon and evening sun, leading to a two-tiered garden with established orchard planting and a productive vegetable area. A cart lodge provides covered parking for two vehicles with an electric vehicle charging point, alongside further off-street parking for guests and family alike.

The village of Rickinghall provides everyday amenities including shops, schooling and dining, while nearby Diss offers mainline rail connections to London in under ninety minutes.

Hamblyn House is not simply a property. It is a place of extraordinary depth, history and possibility, ready to become whatever its next custodian imagines it to be.

Entrance Hall

Few entrance halls make a statement quite like this. Ancient flagstone floors, blackened timber framing and original coloured leaded glazing set the tone from the moment you arrive. A generous, gallery-like passage connects the principal rooms, hinting at the layers of history that lie within. This is a home that announces itself with confidence, and delivers on every promise.

Drawing Room

Centuries of soul breathe through this extraordinary drawing room. Ancient blackened timbers, worn flagstone floors and a commanding inglenook woodburner create an atmosphere of rare, unhurried warmth. Generous proportions flow between intimate seating areas, while leaded casement windows pour natural light across rich hardwood floors and frame peaceful garden views beyond. A room of genuine character, built not simply to impress, but to be lived in and loved.

Features

- Grade II* Listed
- Mid-17th Century
- Seven Bedrooms
- Inglenook Fireplaces
- Character Throughout
- Cart Lodge for Two Cars
- Village Location
- Orchard Garden
- London approx 90 mins train
- Additional Parking
- Wine Cellar

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Dining Room

A dining room made for long evenings and lingering conversation. Ancient timber framing, exposed wattle and a glowing woodburner set within a brick inglenook create a warmth that is entirely its own. A chandelier fittingly crowns the beamed ceiling, while the generous proportions offer ample space for a substantial dining set and occasional pieces. Beyond, a butler's pantry adds a touch of timeless practicality to a room born to entertain.

Kitchen

A kitchen that earns its place at the heart of the home. Generous fitted cabinetry, a range cooker, Belfast sink and terracotta tiled floors sit comfortably alongside an exposed beam and central island, creating a space as practical as it is full of character. A separate sitting area with its own fireplace adds an easy informality, while a central pantry ensures everything a serious cook could want is close at hand.

Study

A room of quiet purpose and considerable charm. Low beamed ceilings and leaded casement windows create an atmosphere of calm concentration, while a spectacular arched brick inglenook with woodburner serves as a focal point of rare beauty. Versatile enough to serve as a home office, snug or reading room, this is a space that rewards those who appreciate the finer details of a truly historic home.

Wine Cellar

Few homes of any age can offer something quite as extraordinary as this. Accessed via a stairway down from the kitchen and through the plant room, a vaulted brick cellar of considerable age and atmosphere awaits, with arched brick recesses lining the walls and ancient stone floors underfoot. Naturally temperature controlled and deeply atmospheric, it will delight anyone with a serious interest in wine, and quietly impress everyone else.

First Floor Hallway

The character of this home continues to unfold on the first floor. Blackened timber framing, uneven plastered walls and a window seat bathed in natural light give this landing a warmth and personality rarely found in a purely functional space. Generous in proportion and rich in detail, it serves as a beautiful transition between the bedrooms, feeling less like a corridor and more like a room in its own right.

Principal Bedroom

A principal bedroom of real substance and calm. Generous proportions, a period fireplace surround and two large windows framing peaceful garden and countryside views beyond create a retreat of genuine distinction. Bright, tranquil and beautifully balanced, this is a room that asks nothing more of you than to unwind. A private en-suite completes a space that feels every bit the sanctuary a principal bedroom should be.

Bedroom 2

A well-proportioned double bedroom currently serving as a dressing room, demonstrating the flexibility this home affords. Bright and quietly characterful, with exposed ceiling beams and a sash window overlooking the garden, it adapts readily to whatever a new owner might require,

whether a guest room, further bedroom or a peaceful space of one's own. A room of genuine potential waiting to be shaped.

Bedroom 3

A comfortable and well-lit double bedroom with its own private en-suite. A sash window draws in generous natural light and frames open countryside views, giving the room an easy, airy quality. Quietly characterful with an exposed ceiling beam, it offers a welcoming space for guests or family alike, with the added convenience of en-suite facilities ensuring complete privacy and comfort.

Bedroom 4

One of the most characterful bedrooms in the house. Original blackened timber framing rises dramatically across the walls, creating a space that feels deeply rooted in the history of the building. A sash window frames open sky and countryside beyond, filling the room with natural light. A private en-suite shower room completes a bedroom that balances genuine period character with everyday practicality.

Bedroom 5

A generously proportioned twin room with a charm all of its own. Exposed blackened timber framing lines the walls, lending real character and warmth, while a large window pours natural light across the space and frames leafy garden views. Equally well suited as a double, guest room or children's bedroom, this is a versatile and inviting space that continues the home's effortless blend of history and comfort.

Bedroom 6

Tucked away at the top of the house, bedroom six offers a sense of privacy and seclusion all of its own. Approached via a charming intermediate sitting room, it feels like a retreat within a retreat. Angled beams and a window framing an open countryside view give it a quiet, attic charm that many will find irresistible. A wonderfully private space, perfect for guests, teenagers or anyone seeking their own corner of this exceptional home.

Bedroom 7

A bedroom of considerable proportions tucked within the upper reaches of the house, offering a sense of seclusion that is genuinely special. A generous walk-in wardrobe provides exceptional storage, with a door beyond leading to further hidden space, a practical rarity in a home of this age. Whether for guests, family or as a private retreat, this is a room that surprises and rewards in equal measure.

Rear Gardens

The rear garden is a thoughtful and rewarding space. An upper terrace provides an ideal setting for outdoor entertaining, catching the afternoon and evening sun with room enough for dining and gathering in comfort. Steps lead down to a lower level where established fruit trees and space for kitchen gardening offer a quieter, more productive pleasure. Together they create a garden that earns its keep through every season, as sociable or as peaceful as the moment demands.

Utility Room

A practical and well-considered space that any busy household will value. Terracotta tiled floors, a Belfast sink and generous storage set the tone for a room designed to work hard. Two separate WCs and a shower make it equally well suited to everyday family life or guest accommodation, with direct garden access adding a further layer of convenience for countryside living. Muddy boots and wet dogs thoroughly welcome.

Coach House and Parking

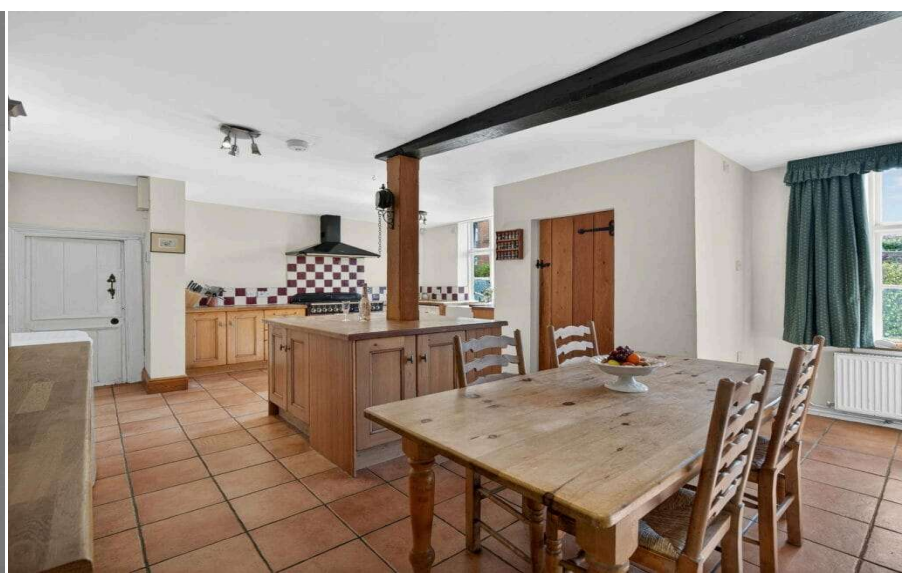
A recently constructed oak framed cart lodge of real quality, with tiled roof and brick plinths that sit sympathetically alongside the main house. Offering covered parking for two vehicles with an electric charging point, the generous proportions provide ample space for storage and workshop use beyond. Further parking is available on the gravelled area outside, with additional off-street parking accessed through the gated side entrance to the property.

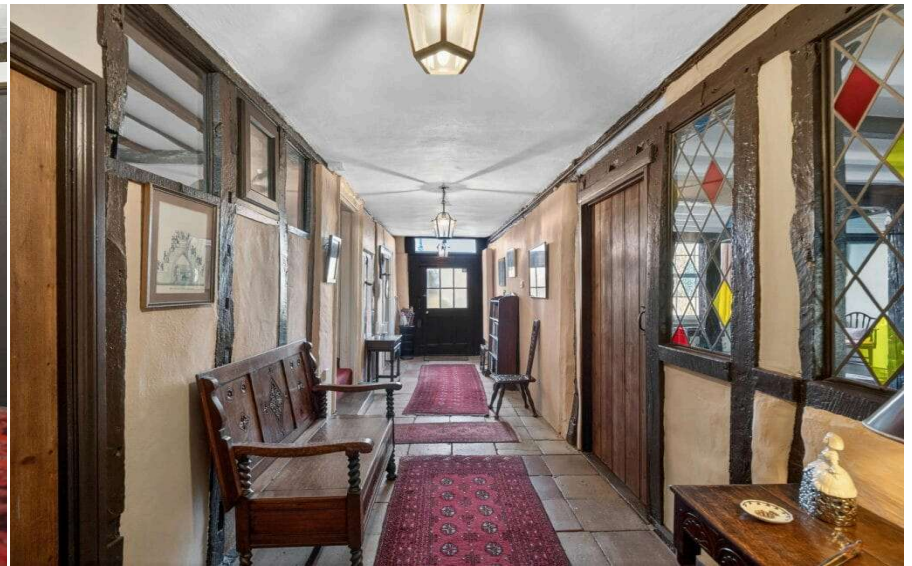


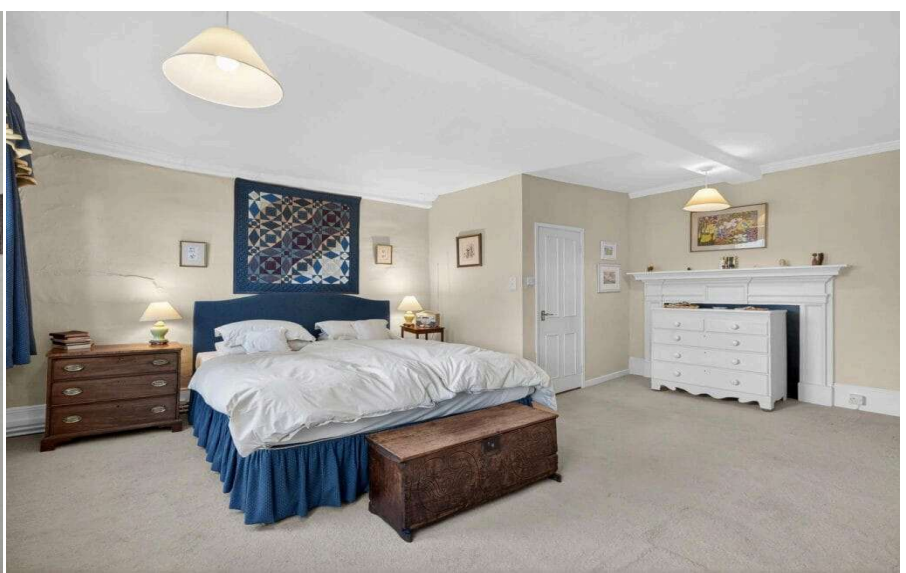








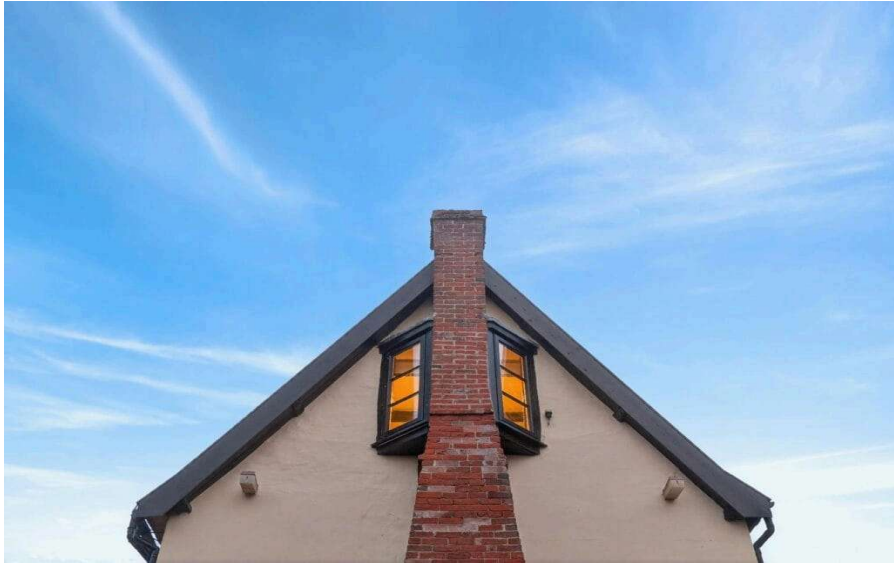


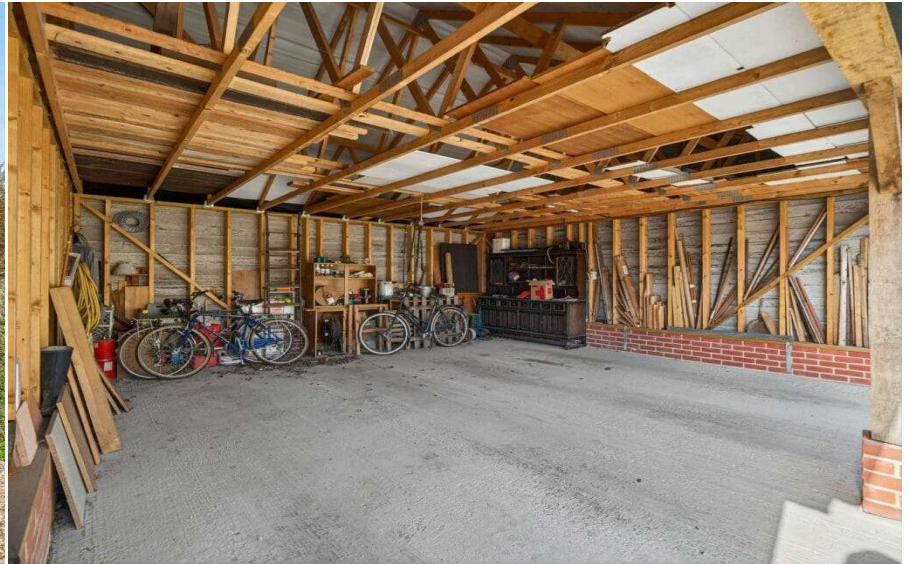












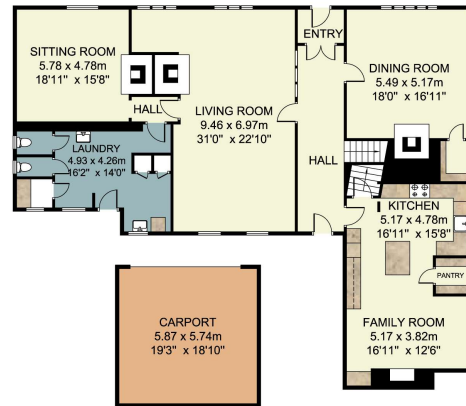




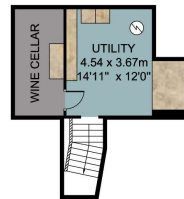


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E	43 E	
21-38	F		
1-20	G		

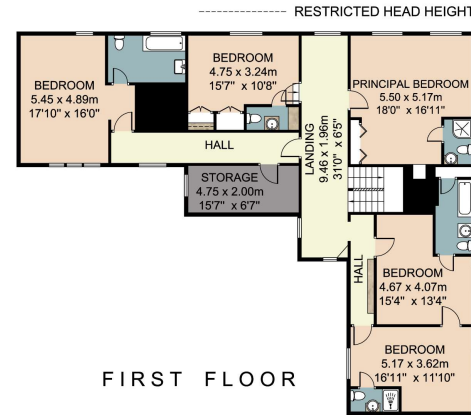
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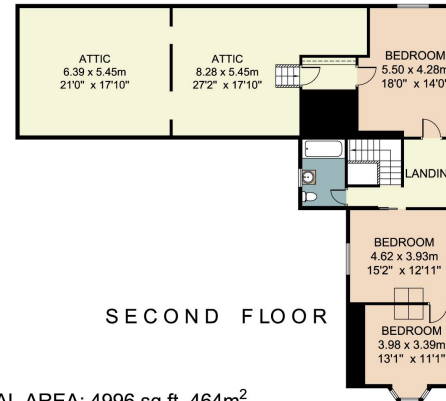
GROUND FLOOR



BASEMENT



FIRST FLOOR



SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA: 4996 sq ft, 464m²
 EXCLUDED AREAS - WINE CELLAR : 108 sq ft, 10m², UTILITY : 179 sq ft, 17m²
 CARPORT : 362 sq ft, 34m², STORAGE : 102 sq ft, 9m²
 LOW CEILING : 210 sq ft, 20m², ATTIC : 500 sq ft, 47m²
 TOTAL AREA: 6457 sq ft, 601m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION