



New Delight Road, Rickinghall - IP22 1LX



New Delight Road

Rickinghall, Diss

This IMPRESSIVE DETACHED FIVE BEDROOM PROPERTY offers a rare opportunity to enjoy both spacious family living and a versatile rural lifestyle, set within SIX ACRES OF LAND (stms) and boasting DESIGNATED EQUESTRIAN USAGE ideal for 4 or 5 horses. The MAIN HOUSE welcomes you with a GENEROUS 19FT DINING ROOM (perfect for entertaining or family gatherings), a MODERN KITCHEN with contemporary fittings and appliances, and a SEPARATE SITTING ROOM that provides a cosy retreat. The ground floor also features an ACCESSIBLE BEDROOM with an adjoining WET ROOM, offering excellent flexibility for multi-generational living or guests. Upstairs, FOUR WELL-PROPORTIONED BEDROOMS provide ample space for family or visitors. A RECENTLY CONSTRUCTED, SELF-CONTAINED ONE BEDROOM ANNEXE offers further accommodation for extended family, guests, or potential rental income. The property is complemented by a RANGE OF OUTBUILDINGS, including a NEWLY BUILT, DOUBLE STOREY STABLE BLOCK with OVER 2700 SQFT OF SPACE (stms), providing exceptional facilities for equestrian enthusiasts or those seeking substantial



storage. With its thoughtful layout and flexible spaces, this property offers HUGE POTENTIAL for LIVERY, BUSINESS USE (stp), or as a bespoke EQUESTRIAN FACILITY. The land that extends to around 6 ACRES (stms) can be found on both sides of the road, with the house and grounds including all outbuildings and stables sitting within 3 acres and another 3 acres of excellent post and rail paddocks found on the other side of the road. The land is

- Detached Five Bedroom Property with 6 Acres Of Land (stms) - Perfect For A Smallholding
- Designated Equestrian Usage Ideal For 4/5 Horses
- Main House With 19ft Dining Room, Modern Kitchen & Separate Sitting Room
- Four First Floor Bedrooms & Accessible Ground Floor Bedroom With Wet Room
- Recently Constructed, Self Contained One Bedroom Annexe
- Range Of Outbuildings Including Newly Built Double Storey Stable Block With Over 2700 SQFT Of Space (stms)
- 6 Acres In Total Separated Into Secure Post & Rail Paddocks
- Huge Potential For Possible Livery, Business Use (stp) or Equestrian Facility



Rickinghall and Botesdale are two very charming and sought-after merged villages offering a host of activities and amenities. There are two great pub/restaurants, two take-away food outlets, a Co-op Local supermarket, St Botolphs Primary School, a health centre, sports facilities and play areas. It is in the catchment area for the outstanding Hartismere High School. There is a comprehensive range of amenities in Diss (approx 6 miles), which offers mainline rail services to London Liverpool Street and Norwich. The historic town of Bury St Edmunds (approx 15 miles) offers access to A14 connecting to Cambridge and the M11. The area is surrounded by pleasant countryside, villages and quiet lanes, ideal for walkers and cyclists.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

SETTING THE SCENE

Using New Delight Road, the house can be found with a generous frontage with plenty of parking off road. There are secure gates to the side leading to the main driveway with further hard standing leading to the detached garage. The driveway leads to the private rear gardens with a door to the rear into the house itself. The main entrance door can be found to the front leading into the hallway.

THE GRAND TOUR

The main house offers comfortable accommodation extending to around 1800 SQFT internally (stms). The ground floor provides an entrance hallway leading to a ground floor W/C, main sitting room, 19' dining room and modern fitted kitchen beyond the dining room. There is also a separate utility room off the kitchen. From the dining room there is a very useful ground floor bedroom and accessible wet room ideally suited for multi-generational living.

The first floor provides four bedrooms off the landing as well as an en-suite shower and dressing room to the master. There is also a family bathroom.

The newly built annexe has been constructed to a good specification and provides open plan accommodation with a fitted kitchen, sitting/dining space with doors leading out as well as a large double bedroom and shower room / en-suite. The accommodation is perfectly suited for guests or possible Air B&B (stp).

FIND US

Postcode : IP22 1LX

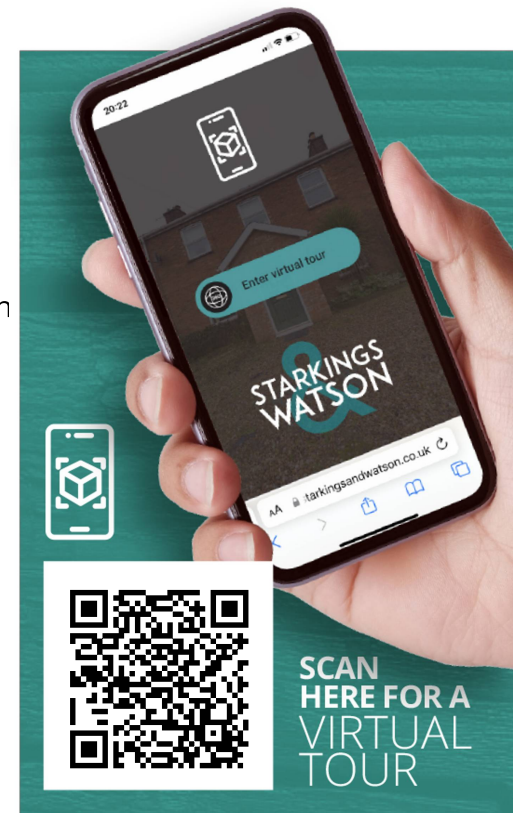
What3Words : ///ruled.spreading.repeating

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

Buyers are advised there is a sewerage treatment plant for private drainage as well as oil fired central heating. There is a boot room (accessed from outside) with WC and wash basin that is located on groundfloor corner of the main house building adjacent to Utility and kitchen. The land is classed as designated equestrian use.







THE GREAT OUTDOORS

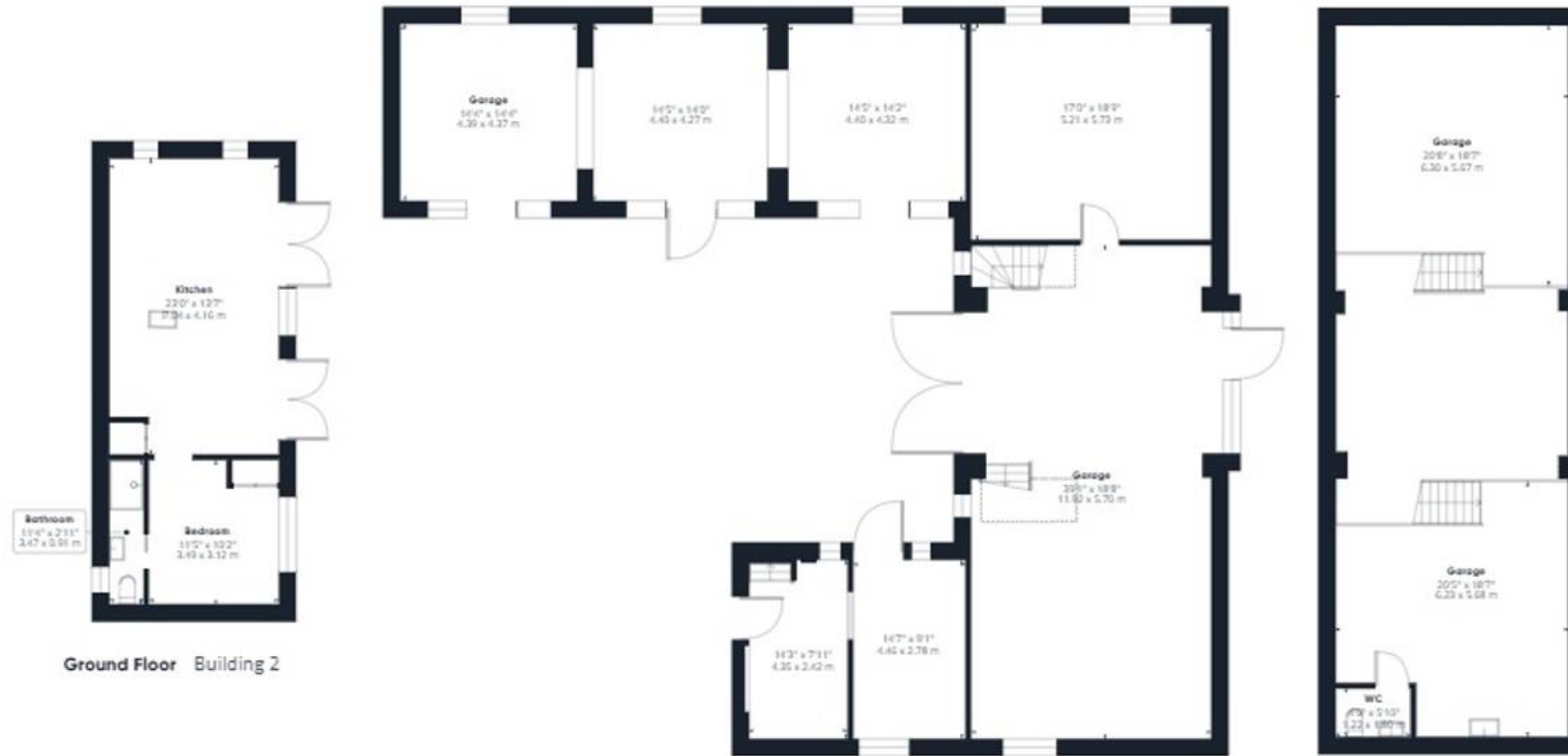
The impressive grounds total approximately 6 acres (stms) and are split either side of the road with 3 acres approximately on either side. To the rear of the house there is are formal gardens with impressive seating areas and decking providing the ideal space for outside dining and entertaining. This leads directly onto the lawns which are well kept with parking area / driveway and garaging (size is 8M x 10M with significant storage area) adjacent. Beyond the formal gardens are a selection of paddocks all fenced providing excellent space for livestock. The current owners have spent a lot of time and money creating an interesting flow to the paddocks with gated access. Sitting centrally there is the impressive double storey barn and stables providing excellent accommodation for horses. There are three large 14' stables as well as workshop, garaging, tack room, further space for livestock and first floor accommodation. Behind the stable block is a purpose built menage. The barn extends to around 2700 SQFT (stms). Found within the grounds there also access to the self contained annexe. On the other side of the road is the further 3 acres of grounds (stms) all perfectly sectioned into a succession of post and rail paddocks with further storm shelter and stabling.



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Ground Floor Building 3

Floor 1 Building 3

Approximate total area⁽¹⁾

4974 ft²

461.7 m²

Reduced headroom

59 ft²

5.4 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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