



Elm Cottage The Street
Rickingham
IP22 1DY

twgaze



Guide Price £550,000



- Grade II listed detached period home, believed to date from the late 1400s
- Rich local history, formerly a bakery and later a village sweet shop
- Three-bedroom accommodation arranged over two floors
- Off-road parking for multiple vehicles via five-bar gate
- Potential for multi generational living due to the layout and former use as two cottages
- ****No Onward Chain****

Location

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

Elm Cottage is a charming Grade II listed detached home, believed to date back to the late 1400s, offering a rare combination of historic character and comfortable family living. Rich in local history, the property was formerly used as a bakery until the 1940s and later operated as a village sweet shop, before becoming the much-loved family residence it is today. The house has remained in the same ownership since the early 1970s, reflecting the care and pride taken in its long-term stewardship.

The ground floor accommodation comprises a welcoming front entrance hall leading to a spacious dining room and lounge, both enhanced by exposed timbers and impressive inglenook fireplaces with brick surrounds. The lounge opens into a further reception room, currently used as a home office, which in turn provides access to a generous cellar measuring approximately 4.6m x 4.4m, with a good head height of around 2 metres, ideal for storage or potential ancillary use.

Two separate staircases, a reminder of the period when the property was divided into two dwellings, rise to the first floor. Here, the accommodation comprises three bedrooms and a family bathroom fitted with a shower, bath, low-level WC and hand basin. These rooms are arranged around a large open-plan landing, which displays exposed timber framing and remnants of historic mullion windows. The principal bedroom is of particular note, featuring a large fireplace and the benefit of an en-suite bathroom.

Outside

To the front, the property enjoys a vehicular entrance via a traditional five-bar gate, providing off-road parking for multiple vehicles. The gardens are a particular highlight, being mainly laid to lawn and complemented by established herbaceous borders and mature fruit trees, creating a peaceful and well-established setting.

To the rear, the garden incorporates a range of useful

outbuildings, including sheds and a summer house, together with raised vegetable beds, appealing to those seeking a practical and lifestyle-focused outdoor space. Overall, the gardens form a charming and functional extension of the house, well suited to both relaxation and family life.

Services

Main electricity and drainage are connected to the property heating is provided via an oil boiler.

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.

Ref: 2/20071











Important Notice

TW Gaze for themselves and for their Client give notice that:-

1. The particulars have been prepared to give a fair description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, distances, reference to condition and necessary permissions for use and occupation and other details are given in good faith but should not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3. No person in the employment of TW Gaze has any authority to make or give any representations or warranty whatever in relation to this property on behalf of TW Gaze, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. TW Gaze have not tested any service, equipment or facilities.

While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

10 Market Hill
Diss
Norfolk IP22 4WJ
t: 01379 651 931

33 Market Street
Wymondham
Norfolk NR18 0AJ
t: 01953 423 188

prop@twgaze.co.uk

www.twgaze.co.uk

