



RINGSHALL GRANGE

RINGSHALL, SUFFOLK



A DISTINGUISHED MOATED MANOR OF RARE HISTORIC SIGNIFICANCE

An exceptional Grade II listed moated manor set within 13.05 acres of private grounds, blending centuries of architectural heritage with beautifully restored country living.


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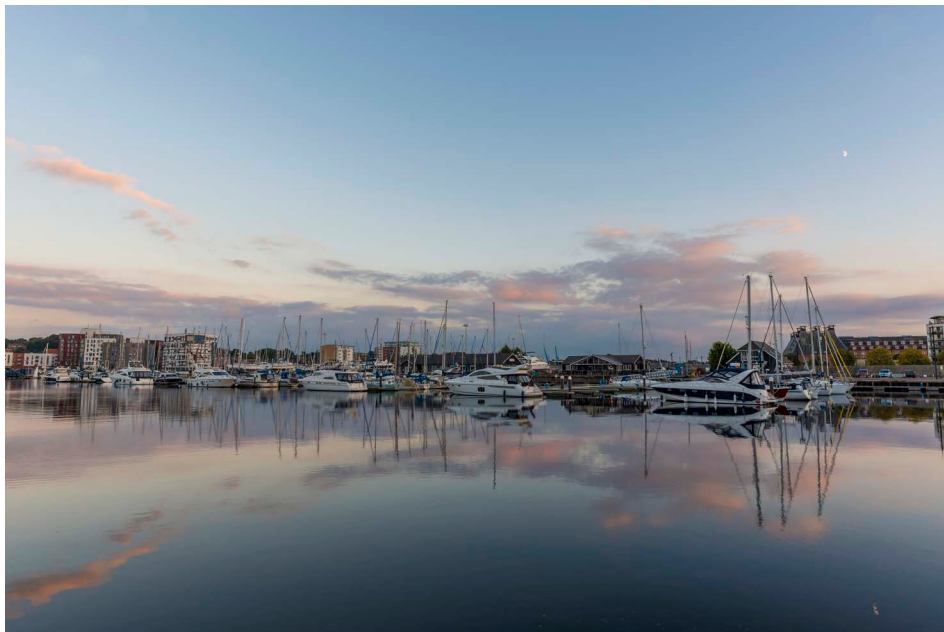

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13.05 ac

Local Authority: Mid Suffolk Council
Tenure: Freehold

Utilities: Oil fired central heating, private drainage, mains water and electricity.



SITUATION

Located in a peaceful setting in the village of Ringshall, Ringshall Grange is set down a long drive surrounded by a historic moat. The property is remarkably accessible, with Stowmarket station approximately 10 minutes away, providing direct services to London Liverpool Street in around 80 minutes. The property is 5.9 miles west of the A14, offering direct access to the A12 and the motorway network. Cambridge City Centre can be reached in an hour via car or train.

There are numerous options for high-quality schooling in the area. Notably, Ringshall Primary School in the village, Finborough School, OBH, Ipswich School, Ipswich High School, Royal Hospital School and Framlingsham College.

Nearby amenity can also be found at Hintlesham Hall, Retreat East, sailing on the River Orwell, racing at Newmarket and walking in Thetford Forest.





HISTORY

Believed to occupy a site of considerable historic significance, with origins tracing back to Anglo-Saxon and Norman times and a settlement recorded in the Domesday Book, Ringshall Grange is a remarkable Grade II listed moated manor house that has evolved over the centuries into an elegant country residence. Carefully restored and thoughtfully enhanced by the current owners, the property combines exceptional heritage and architectural character, blending Tudor, Georgian and Victorian architecture with the comforts expected of modern living, presenting a rare opportunity to acquire one of Suffolk's most atmospheric and distinguished historic homes.





INSIDE

At the heart of the house is a farmhouse-style kitchen overlooking the moat, complemented by a dining room, principal sitting room, whisky lounge, games room, dedicated entertainment room and wine cellar.

Upstairs, there are eight bedrooms and three bathrooms, together with a further attic bedroom and extensive attic storage, making the property equally suited to family occupation, multi-generational living or entertaining on a grand scale.

Throughout the house are numerous original features including exposed timbers, restored timber flooring, original shutters, decorative cornicing, picture rails, cast-iron radiators and impressive ceiling heights of approximately 12 feet within the principal rooms.





INVESTMENT TO DATE & FURTHER OPPORTUNITIES

Over the last decade the current owners have undertaken an extensive programme of investment and improvement. Works have included significant upgrades to plumbing, wiring, heating systems, insulation, fire safety infrastructure and drainage, together with the refurbishment of kitchens, bathrooms and interiors throughout. As a result, Ringshall Grange offers a level of practicality and comfort rarely found in a house of this age and historic significance.

The current owners have received positive responses from the Council on various extensions and conversions of existing outbuildings, with further plans and drawings available upon request. The current owners also explored the creation of a separate ancillary annexe to complement the principal house, with the proposed project benefiting from positive pre-application feedback at the time. While no formal planning application was pursued, the proposal illustrates the property's potential for purchasers wishing to combine private occupation with the continued operation of a proven hospitality or holiday letting business, subject to obtaining any necessary planning consents. The original architect remains familiar with the concept and further information can be made available to interested parties.





OUTSIDE

Approached via a considerable tree-lined driveway and surrounded by its own historic moat, the house enjoys an exceptional sense of privacy and seclusion. Extending to approximately 13.5 acres, the grounds are entirely private with no public footpaths, rights of way or easements crossing the property.

The gardens and grounds are exceptional. Professionally designed and developed over many years, comprising formal lawns, three separate walled gardens, productive kitchen and vegetable gardens, orchards, meadow, woodland and approximately 10 acres of grazing land. Mature specimen trees, including veteran oaks believed to be between 250 and 550 years old, create a parkland atmosphere, whilst extensive seasonal planting provides year-round interest and colour.

Outdoor living is equally well catered for with an entertaining terrace, outdoor kitchen, wood-fired pizza oven, barbecue area, hot tub, oak-framed pergola, boules court, giant outdoor chess set and children's play areas. The grounds offer endless opportunities for recreation, entertaining and enjoyment.





LAND & EQUESTRIAN POTENTIAL

The land has been managed organically for the last decade, creating a rich and diverse habitat for wildlife. The moat, meadows and mature planting support an abundance of birds, insects and native species.

For equestrian purchasers, the property offers approximately 10 acres of grazing land, mature hedged boundaries, former brick-built stables and a historic cart lodge with potential for further equestrian facilities, subject to the necessary consents.





Approximate Floor Area = 590 sq m / 6344 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
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