



Rishangles | Eye | Suffolk

 FINE & COUNTRY

A SUFFOLK HOME FOR GENERATIONS



Whether accommodating extended family, pursuing equestrian passions, generating additional income, or simply embracing the beauty of rural Suffolk, this remarkable home is designed to evolve with every stage of life. With 5 bedrooms and a wealth of entertaining space in the main house plus an independent annexe the possibilities are endless for work, rest, and play, being just minutes away from London rail links.



KEY FEATURES

- A beautiful five-bedroom detached property
- Separate two-bedroom annexe
- Large and social vaulted kitchen/dining/family room
- Large principal bedroom with ensuite and walk-in wardrobe
- Approximately 4.5 acres of land (stms)
- Fantastic equestrian facilities including a menage and stabling
- A new double cart lodge
- Immediate access to country walks
- Water supply to all paddocks
- A short drive from the train links and amenities of Diss

Combining centuries-old authenticity with sensitive and contemporary updates the current owner has created a rare combination of period character, equestrian excellence, and highly flexible accommodation. Drawn initially by the land, they moved in, bringing with them goats, ponies, sheep, and chickens and later added KuneKune pigs, a rare breed and named affectionately after their mother and aunt – Sheila and Mary! A complete refurbishment followed, adding the kitchen family room and they made use of the beautifully appointed detached annexe for visiting family. Surrounded by open countryside with immediate access to idyllic country walks, this is a home designed for both graceful entertaining and practical rural living.

Step Inside

Beautifully maintained and thoughtfully enhanced by the current owners, the house combines historic charm with contemporary comfort. The spectacular vaulted kitchen/dining/family space is a sociable and light-filled space, designed for modern country living, with Indian sandstone flooring, Falcon range with induction hob, large larder, dishwasher and built in microwave. With panoramic views of the grounds, it effortlessly balances scale with warmth, offering separate zones, including seating area so all the family relax together, chatting whilst dinner is cooked, then gather to eat at the large table, the perfect setting for large family gatherings, relaxed entertaining and everyday life. Three sets of double doors open to the wraparound terrace extending the living space to outside and the current owner loves to sit here listening to the bird song and bubbling from the water feature. Throughout the house, period detailing blends seamlessly with modern convenience, creating interiors rich in atmosphere and authenticity. The characterful sitting room, with beams stretching overhead, has a huge brick fireplace housing a wood burner making this a really welcoming place in winter, yet as part of the original home is so cool during the summer. The original vertical beam work provides a natural division for perhaps a book nook or library area, and the room is beautiful at Christmas, large tree nestled in the corner with twinkling lights, Christmas cards decorating the Bressummer and greenery all around.





KEY FEATURES

The snug is a fabulous cosy space with its own fireplace, wonderful to escape to with a good book or a game of cards and has been a welcome extra sitting room for teens over the years, as well as a home office and offers lots of under stairs storage. The formal dining room offers another wood burner in an attractive brick fireplace, and a more grown-up elegant space for supper with friends; this could also be repurposed as a ground floor bedroom if required. French doors open to the pretty terrace with pergola, smothered in Ivy, to provide a shady escape from the heat of the summer.

The Detached Annexe - Independence, Flexibility & Opportunity

A particularly valuable feature of the estate is the separate two-bedroom annexe, with a separate garden to the front of the property, offering exceptional versatility rarely found in country homes. The annexe creates genuine independent accommodation ideal for multi-generational family living, older relatives seeking independence, adult children returning home, live-in staff/grooms' accommodation, or Airbnb/holiday letting for ancillary income, subject to consents. Lifestyle is all about choice and individuality so a home gym, business space or home office would work just as well maintaining a work/home balance. The separation between the main residence and annexe allows occupants to enjoy both privacy and connection, perfectly suited to modern family dynamics and evolving lifestyle needs.

Equestrian Excellence

The grounds have been thoughtfully arranged to create an exceptional equestrian environment. Features include post and rail paddocks with stock fencing surrounding the estate, a copse in the centre to provide shade, and water connected to all the paddocks. A menage, stable block, with water and power connected for ease, offers four stables (two currently used as a hay/straw store) and a tack room. The property enjoys excellent access to countryside riding routes too.

Explore Upstairs

A beautifully crafted oak staircase leads to the first floor and to the principal suite-a luxurious private retreat, featuring a generous bedroom, stylish en-suite bathroom, walk-in wardrobe, and gorgeous balcony overlooking the paddocks from which the current owner has loved watching spectacular sunsets in the big Suffolk skies, with no light pollution. Four additional bedrooms offer excellent flexibility for growing families, visiting guests or home working requirements along with a family bathroom with shower and bath plus another shower room - so privacy is assured for all and no waiting around for a shower! In total, the main residence provides five beautifully proportioned bedrooms designed to adapt effortlessly to changing family needs whether home office, teens lounge or actual bedrooms!



























The Annexe



KEY FEATURES

Step Outside

An electric five-bar gate opens onto the sweeping approach, reinforcing the estate's sense of privacy and arrival. The addition of a newly constructed double cart lodge enhances the practicality and prestige of the property, with ample parking space. Walking from the cart lodge, you can walk up the pretty path to the front porch with climbing roses (so very English!). Alternatively, enter through a small back gate and under a pretty pergola covered with Ivy and Roses to the back door and an East facing terrace conveniently next to the dining room double doors, perfect for a morning cuppa. Alternatively, you can walk up the pretty path to the front porch with climbing roses (so very English!) To the left a sweet bench offers a different south facing aspect or you can make a shady retreat under the balcony, overlooking a small hillock with mature trees and flowerbeds. Across the lawn is the "party patio" a larger paved area equipped with built in brick barbecue and plenty of space for seating and dining where many a family celebration has been enjoyed, with relatives camping in the paddocks at the end of a good night! The terrace continues around to the West of the house with a low wall for shelter and further room for furniture.

This is a home where you can chase sun or shade all day long and have parties for crowds whatever the weather. Venturing away from the house you find a veggie patch, chicken house, garden store (formerly the lambing barn) with power supplied, a separate shed, compost bays and at the far end of the grounds, fenced by picket fencing and in need of a little TLC, a pond. A copse with its own sundial sits in the back garden too, adding interest to the formal gardens, whilst to the front of the property are apple and plum trees.









INFORMATION



On The Doorstep

Peaceful Rishangles village sits just a mile away from Thorndon and Occold, which both offer primary schools and public houses. The market town of Eye is approximately 3 miles away and offers a range of independent local shops, together with two Co-op supermarkets, eateries, a public house, and takeaways. The town also boasts a castle, library, art studio, delicatessen, medical centre and highly regarded primary and high schools.

How Far Is It To...

A short drive takes you to the quintessentially English village of Debenham, historic houses, beautiful countryside and eclectic mix of shopping and eateries. The market town of Diss offers day-to-day amenities including supermarkets, health care, vets, schooling, and direct rail links to London Liverpool St in around 90 minutes. The A140 lies to the west and provides access to the county's dual carriageway network, as well as Norwich and Ipswich.

Directions:

From Diss head south on the B1077 and the property is on the right just after you enter the village of Rishangles. Postcode IP23 7JX.

What Three Words Location

Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... What 3 Words Location [///pronouns.script.reflect](http://pronouns.script.reflect)

Services, District Council and Tenure

Oil Fired Central Heating
Mains Electricity & Water
Drainage - Private Treatment Plant
Broadband Available - Internet is Fiber to premises (900mbps download, 110 upload) please check www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk to check.
Mid Suffolk District Council - Main House Band G - Annexe Band A
Tenure: Freehold



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