



The Common, Rickinghall, Diss, IP22 1LL

Guide Price £775,000

BOASTING AN OUTSTANDING POSITION WITH BEAUTIFUL RURAL VIEWS OVER THE UNDULATING COUNTRYSIDE, THIS IMPRESSIVE BARN CONVERSION OFFERS AN EXPANSE OF VERSATILE LIVING SPACE, (OVER 4000 SQ FT).

- Double garage
- Potential for dual living
- X 2 En-suites
- Freehold
- Over 4000 sq ft
- Rural views
- Council Tax Band G
- Energy Efficiency Rating TBC.



Property Description

SITUATION

Enjoying a most pleasing rural position surrounded by the idyllic countryside, the property is found along a small country lane lying just a mile or so to the south of the village of Rickingham in a rural but yet not isolated situation. The sought after villages of Rickingham and Botesdale have proved over the years to be a desirable location consisting of many period and attractive properties, whilst the village offers an excellent range of amenities and facilities including health centre, boutique shops, small supermarket, public houses, school, church and good transport links. The historic market town of Diss is found seven miles to the east and offers the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich. Bury St Edmunds is also within easy reach lying just sixteen miles to the west along the A143.

DESCRIPTION

The property comprises of a substantial five bedroom barn conversion, being of part brick, clay lump and massive oak timber frame construction, with colour wash rendered elevations under a pitched pan tiled roof, (heated by an oil fired central heating boiler via radiators). The barn was originally converted some twelve or so years ago to an extremely high specification whilst great care and attention to details was undertaken to retain much of the character and charm one would expect to find in a property of this nature. Throughout the property is flooded by plenty of natural light having well-proportioned rooms and offers a great deal of versatile living space. There is further the opportunity of creating integrated dual living to have either part or full separation to the western aspect of the property.

EXTERNALLY

The property is approached via brick pillars with automatic timber gates leading onto an expanse of gravelled driveway, serving for extensive off-road parking space and leading up to the barn and

attached double garage, (attached to the property itself and measuring 24' 1" x 20' 2" (7.35m x 6.17m) with timber double doors to front, power/light connected and further access through to a workshop area measuring 6' 8" x 12' 10" (2.04m x 3.92m) which in turn gives access through to the boiler room measuring 6' 8" x 6' 9" (2.04m x 2.07m). The main gardens lie to the rear of the property and are predominately laid to lawn enclosed by panel fencing. A paved patio area abuts the rear of the barn creating an excellent space for alfresco dining.

The rooms are as follows:

ENTRANCE HALL: 27' 1" x 10' 6" (8.26m x 3.22m) A most impressive first appearance with vaulted ceilings and gallery landing above, oak flooring flowing through at ground floor level. Double doors opening onto the rear patio area, further bi-folding doors opening to the front aspect and paved patio area beyond. A cast iron wood burning stove with flue rising. Further stretching to 6' 6" x 16' 8" (1.99m x 5.09m) and providing access to the three reception rooms, kitchen/diner and two staircases rising to first floor level.

CLOAKROOM/WC: 5' 7" x 5' 3" (1.72m x 1.61m) With frosted window to front and comprising of a low level wc and wash hand basin.

RECEPTION ROOM ONE: 16' 3" x 17' 6" (4.97m x 5.35m) With exposed oak timbers and beams, open fireplace with brick surround and tiled hearth.

RECEPTION ROOM TWO: 11' 10" extending to 16'6" x 18'6" (3.61m extending to 5.05m x 5.66m) With window to the side aspect and enjoying views over farm land.

RECEPTION ROOM THREE: 19' 1" x 11' 1" (5.84m x 3.40m) With window to the rear aspect and running adjacent to reception room one.

KITCHEN/DINER: 40' 3" x 15' 3" (12.29m x 4.65m) A double aspect room and with bi-folding doors opening onto the rear paved patio area. Vaulted ceilings and exposed timbers and beams with cast iron wood burning stove fitted to side. The kitchen area provides an extensive range of wall and floor unit cupboard space with granite work top surfaces over, inset Butler sink, fitted Range. Space and plumbing for dishwasher. Further providing access through to the inner hall.

INNER HALL: 15' 2" x 3' 6" (4.64m x 1.09m) Providing access through to the wc and utility area.

UTILITY: 8' 4" x 9' 5" (2.56m x 2.88m) With window to the rear aspect and comprising of work surface, inset stainless steel sink with drainer and mixer tap, space and plumbing below for automatic washing machine or tumble dryer etc.

CLOAKROOM/WC: 4' 6" x 4' 10" (1.39m x 1.48m) Comprising solely of a low level wc and wash hand basin.

REAR HALL: 5' 9" x 14' 5" (1.76 m x 4.40m) 9' 2" narrowing to 5'9" x 14'5" (2.81m narrowing to 1.76m x 4.40m) With stairs rising to first floor level, further access to the cloakroom/wc and bedroom five.

CLOAKROOM/WC: 12' 4" x 0' 0" (3.76m 4'9" extending to 6'10" x 12'4" (1.45m extending to 2.10m x 3.76m) With window to the side aspect comprising of a low level wc and wash hand basin, having space and plumbing with the installation of a shower room if required.

BEDROOM FIVE: 12' 7" x 14' 1" (3.85m x 4.31m) With window to the side aspect being an extremely large room lending itself for a number of different uses. Double built-in storage cupboard to side. Potential for integrated annexe accommodation.

Staircase rising to first floor level giving access through to bedroom four.

BEDROOM FOUR: 18' 6" x 14' 6" (5.64m x 4.44m) maximum measurements including en-suite and walk-in wardrobe. A large double bedroom found to the rear aspect of the property, having exposed timbers and beams and the luxury of a walk-in wardrobe, (measuring 6' 4" x 3' 11" (1.94m x 1.21m) and en-suite measuring 7' 2" x 6' 11" (2.19m x 2.11m) with double tiled shower cubicle, low level wc, wash hand basin and heated towel rail.

FIRST FLOOR LEVEL:

LANDING: Having access via the entrance hall.

BEDROOM ONE: 16' 11" narrowing to 8'2" x 18'4" narrowing to 10'8" (5.17m narrowing to 2.51m x 5.61m narrowing to 3.26m). Another extremely large double bedroom having a double aspect and having far reaching views over the open countryside. Built-in walk-in wardrobe to side measuring 4' 7" x 5' 2" (1.42m x 1.60m).

EN-SUITE: 8' 9" x 7' 11" (2.69m x 2.43m) Comprising of a bath, tiled shower cubicle, low level wc, wash hand basin and heated towel rail.

BEDROOM TWO: 17' 7" x 9' 8" (5.37m x 2.97m) With window to the side aspect being an extremely large double bedroom with storage space within eaves.

BEDROOM THREE: 11' 5" x 9' 4" extending to 13'1" (3.48m x 2.87m extending to 3.99m) Found to the rear aspect of the property and being a large double bedroom with built-in storage cupboard to side.

BATHROOM: 7' 9" x 6' 7" (2.37m x 2.01m) With window to the rear aspect and comprising of a double bath, low level wc, wash hand basin and heated towel rail. Space for the installation of a tiled shower cubicle if required.

OUR REF: 7259



Viewing Arrangements

Strictly by appointment

Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

