



Elm Cottage The Street  
Rickinghall  
IP22 1DY      £575,000

twgaze





- 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

[///lecturing.available.mimed](http://lecturing.available.mimed)

## Viewing

Strictly by appointment with TW Gaze.

## Freehold

Ref: 2/20071









**Ground Floor**  
Approx. 101.2 sq. metres (1088.9 sq. feet)



**First Floor**  
Approx. 94.4 sq. metres (1016.0 sq. feet)



Total area: approx. 215.8 sq. metres (2322.8 sq. feet)

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