



BEAUMONT COTTAGE
THE STREET, RICKINGHALL

JACKSON-STOPS 

**BEAUMONT COTTAGE, THE STREET
RICKINGHALL, DISS, SUFFOLK, IP22 1BN**

GUIDE PRICE £450,000

A BEAUTIFULLY PRESENTED PERIOD COTTAGE,
STANDING IN A CENTRAL VILLAGE POSITION
WITH LARGE LANDSCAPED GARDEN, DOUBLE
GARAGE AND AMPLE PARKING.



DISTANCE

DISS 8 MILES

BURY ST EDMUNDS 15 MILES

STOWMARKET 12 MILES

GROUND FLOOR

- Entrance Lobby
 - Sitting Room
 - Dining Room
 - Kitchen
 - Utility
 - Breakfast/Family Room
 - Bathroom & Separate WC
 - Cellar
-

FIRST FLOOR

- Master Bedroom with En-suite Shower Room
 - Two Further Bedrooms
-

OUTSIDE

- Large Landscaped Gardens
- Double Garage
- Ample Parking

THE PROPERTY

A charming and beautifully presented period cottage standing close to the centre of this extremely well served village. Presenting colour washed rendered elevations under a mix of slate and pan tiled roofs this Grade II Listed cottage has recently been subject to a programme of restoration, modernisation and extended accommodation, which has been sympathetically carried out to provide all the conveniences of modern living whilst retaining the integrity of its period, believed to have origins dating from the 1600's. Of further note are the good-sized rear gardens, detached double garage and several parking spaces. The entrance lobby leads into the dining room, which features a bay window to the front and an ornamental fireplace and adjoining is the sitting room, which also features a front bay window. The comprehensively fitted kitchen has a range of base and eye level cupboards with solid oak work surfaces and a matching island and feature integrated appliances such as a self-cleaning combination oven & microwave and four ring hob. This in turn opens into the recently built breakfast/family room, which has a triple aspect and French doors lead to the garden. Leading off the kitchen is a small utility area with a single drainer sink, fitted cupboard and space for an appliance. There is also a family bathroom/cloakroom. From the kitchen access is also gained into the cellar. On the first floor there are three double bedrooms with the master bedroom enjoying a rear aspect, range of fitted wardrobes and an en-suite shower room. Bedrooms two and three both have a front aspect.

OUTSIDE

Immediately abutting the rear of the property is a large terraced area ideal for alfresco dining and leads to a landscaped garden, predominantly laid to lawn with shrub borders and young trees. A large gravelled parking area, capable of standing several vehicles, leads to the detached double garage.

LOCATION

Beaumont Cottage stands in a pleasant central position in this picturesque and well served conservation village, which joins with Botesdale and together have a thriving community. Benefits include a health centre, primary school, dentist, Co-Op supermarket, Chinese take away, two public houses and various other shops. There is good public transport to both Norwich and Bury St Edmunds and the market towns of Diss and Stowmarket provide a direct mainline service to London's Liverpool Street Station. More comprehensive facilities can be found in the historic cathedral town of Bury St Edmunds, which offers a full range of schooling, recreational and shopping facilities including the Arc shopping centre. Cultural amenities include the impressive Georgian Theatre Royal and the Abbey Gardens.



DIRECTIONS

From Bury St Edmunds follow the A143 in a north easterly direction through the villages of Great Barton, bypassing Ixworth and proceed towards Diss. At the turning signposted Botesdale/Rickinghall turn left into the village following through the High Street and Beaumont Cottage will be found about 200 ft past 'The Bell' public house on the left.

PROPERTY INFORMATION

Services Mains water, electricity and drainage.

Oil fired central heating.

Local Authority Mid Suffolk District Council

Council Tax Band C

Tenure Freehold

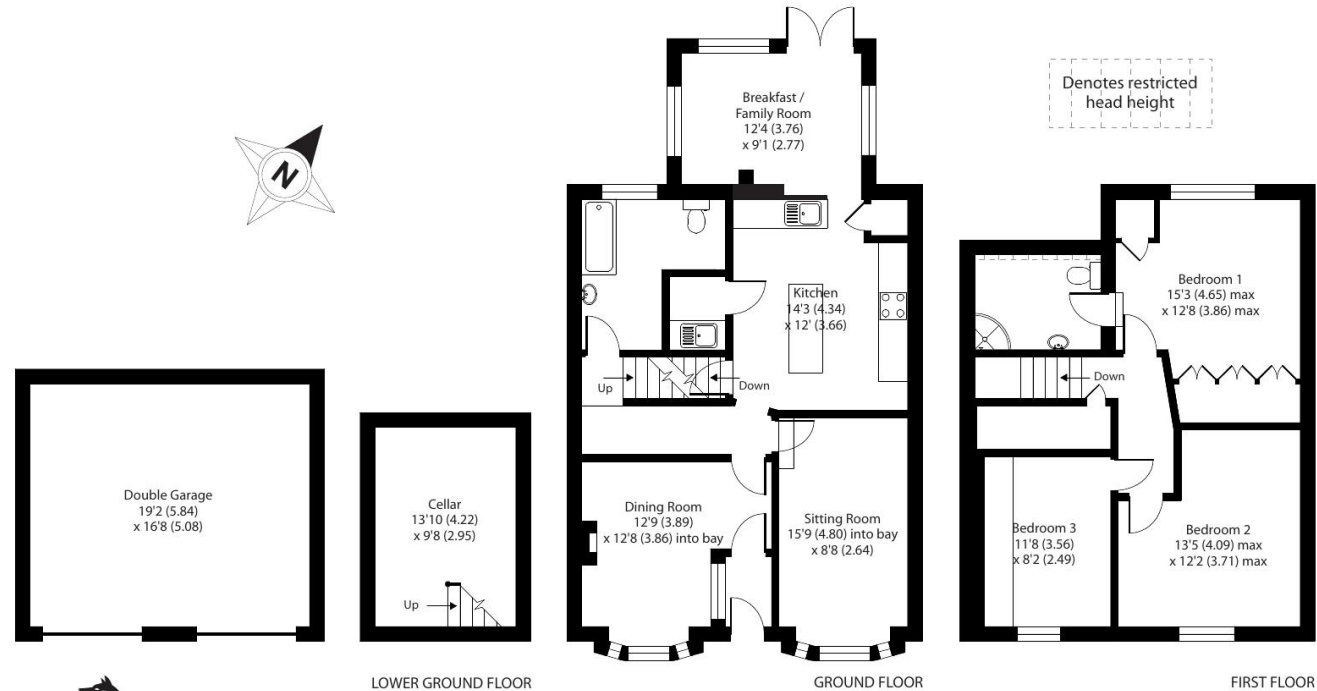
Broadband Ofcom states speeds available up to 80Mbps

Mobile Signal/Coverage Yes - varies depending on network provider. Please visit www.ofcom.org.uk to check availability

Viewing Only by appointment with the sole agents Jackson-Stops. Tel. 01284 700535

The Street, Rickinghall, Diss, IP22

APPROX. GROSS INTERNAL FLOOR AREA 1539 SQ FT 142.9 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & GARAGE)



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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11 Guildhall Street, Bury St Edmunds, IP33 1PR

01284 700 535

burystedmunds@jackson-stops.co.uk

jackson-stops.co.uk



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