




Border Cottage

Ringshall, Stowmarket, Suffolk

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A well-presented family home offering panoramic views over countryside with a number of useful outbuildings.

Border Cottage is a wonderful family home, offering an abundance of character, with flexible accommodation throughout, set within tranquil gardens and grounds with exceptional countryside views and over 2,000 sq ft of outbuildings.



3 RECEPTION ROOMS



5 BEDROOMS



2 BATHROOMS



NUMBER OF GARAGES



0.8 ACRES



FREEHOLD



RURAL/VILLAGE



2,748 SQ FT - 5,093 SQ FT



GUIDE PRICE £800,000



The property

Positioned in an elevated position to the edge of the village of Ringshall, Border Cottage is a delightful five bedroom family home set within 0.8 acres of charming gardens and grounds surrounded by open countryside and offering exceptional views. The property offers light-filled, flexible accommodation throughout arranged over two floors, coupled with an extensive range of useful outbuildings.

Configured to provide ideal space for family living and entertaining, the ground floor accommodation flows from the welcoming reception hall and comprises three well-presented reception rooms, including a spacious sitting room with doors opening to the rear terrace, a drawing/dining room with a grand inglenook fireplace and the two spaces separated by open beams, and a sunny conservatory with views over surrounding fields. The well-proportioned kitchen/breakfast room acts as the central heart of the house, with solid oak cabinets to base and wall level as well as space for informal dining. Completing the ground

floor is a useful utility room and a separate cloakroom.

To the first floor there are five bedrooms, one of which is a principal bedroom with en suite shower room; all rooms benefit with views. A family bathroom with both shower and corner bath completes the internal accommodation.

Outbuildings

A number of useful outbuildings surround the property, and include an array of substantial garaging, ideal for any car enthusiast. A single garage is located adjacent to the property and is accessed from the main driveway. Set away and to the rear of the house are the majority of the remaining outbuildings; comprising two substantial garages within the garden, and a full-height, triple garage which has the benefit of an external shower room and gardener's loo, accessed from the rear driveway. Subject to the necessary consents, the outbuildings do offer the potential for conversion to ancillary accommodation, or for use as a gym, home office or entertaining space.



Outside

Border Cottage is set in a peaceful, rural position overlooking open fields and rolling Suffolk countryside, and is approached via an in/out driveway providing ample space for parking to the front of the property. The drive continues around to the rear of the house, providing access to the outbuildings, as well as offering additional parking.

The beautiful rear gardens are predominantly laid-to-lawn, with an area of terrace to the rear of the house creating ideal space for al fresco dining, bordered by raised flower beds filled with colourful perennials. Trellis fencing neatly separates this more formal area from the remainder of the garden, which gently slopes up away from the house, and is also laid-to-lawn interspersed by a number of mature trees, and bordered by fencing and hedging.

Location

The village Ringshall lies in a peaceful rural setting, benefitting from a primary school and a village hall, while the nearby villages provide several everyday amenities. Just three miles North is the bustling town of Needham Market which has a variety of shops and supermarkets. A wider selection of shops, larger supermarkets and leisure facilities can be found in Stowmarket, another six miles away.

There are various primary schools in the surrounding villages, with secondary schooling easily accessible in Stowmarket and Ipswich. The area is well connected with the A14 within easy reach, while rail services are available from Needham Market 1 hour 35 minutes to London Liverpool Street, via Ipswich.



Distances

- Needham Market 4.7 miles
- Stowmarket 8 miles
- Ipswich 9.9 miles

Nearby Stations

- Needham Market
- Stowmarket
- Ipswich

Key Locations

- Needham Market Historic Town
- Framlingham Castle
- Combs Wood
- Newmarket Racecourse

Nearby Schools

- Ringshall School
- Finborough School
- Old Buckenham Hall School
- Ipswich School





Floorplans

House internal area 2,748 sq ft (255 sq m)

For identification purposes only.

Directions

IP14 2JF

what3words: ///desktops.dignity.joints

General

Local Authority: Mid Suffolk District Council

Services: Water and electricity mains services are connected. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought..

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F

EPC Rating: E



The position & size of doors, windows, appliances and other features are approximate only.
 ☐ Denotes restricted head height
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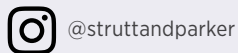
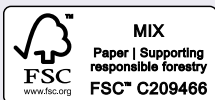
Suffolk

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