



Church Farm Cottage The Street, Rickinghall

Diss

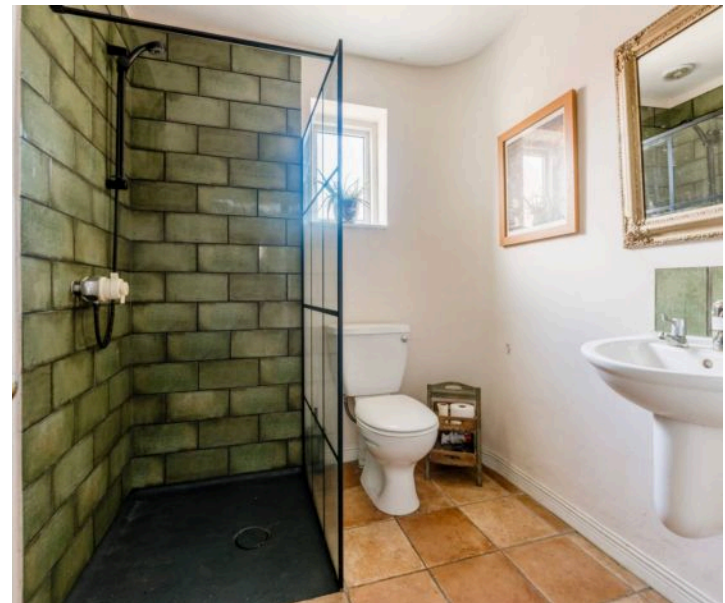


Minors & Brady

Church Farm Cottage The Street

Rickingham, Diss

Steeped in history and rich with timeless character, this captivating Grade II listed cottage in the heart of Rickingham offers a rare blend of heritage and modern comfort. Dating back in part to the 16th century, the home welcomes you with a warm and inviting atmosphere, from its exposed beams and striking inglenook fireplace to the impressive vaulted dining room and beautifully appointed farmhouse kitchen. Versatile living spaces include a ground-floor bedroom and shower room, ideal for guests or a home office, while upstairs offers two further bedrooms and a stylish family bathroom with a roll-top bath. Outside, the mature rear garden provides a private haven for relaxation and entertaining, complete with terrace, lawn, and double garage with conversion potential (stpp). A true Suffolk treasure, this cottage embodies the best of village living, with character and endless charm.



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- Grade II listed 'chocolate box' cottage that dates back to the 16th century, offering a wealth of historic character
- The farmhouse-style kitchen is equipped with a range oven, Butler sink, pantry-style cupboard, and a stable door leading directly to the garden
- The sitting room includes exposed beams, wood-effect flooring, and a stunning inglenook fireplace that serves as a cosy focal point
- The formal dining room features full-height ceilings, exposed brickwork, and a chimney housing the oil-fired boiler, creating a dramatic and inviting space
- Upstairs, there are two comfortable bedrooms with views over the village and gardens, including a principal bedroom with dual aspects, exposed beams, and a fitted wardrobe
- The family bathroom has been renovated to a modern standard and includes a roll-top bath, traditional basin, and toilet
- The mature rear garden combines a lawn, paved terrace, shingled pathways, and established shrubs, providing a private and beautiful outdoor space
- The double garage offers potential for conversion into a home office, studio, or annex, with a covered seating area alongside and a shared driveway providing off-road parking
- The cottage is located in the heart of Rickingham village, close to local amenities including shops, schools, pubs, restaurants, and within easy reach of Diss and Bury St Edmunds for wider facilities



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Location

The Street is situated in the heart of the attractive Suffolk village of Rickingshall, a well-served rural community offering an excellent range of local amenities. Within easy walking distance are two great pub/restaurants, two take-away food outlets, and a Co-op Local supermarket, catering for day-to-day needs. The village also benefits from St Botolph's Primary School, a health centre, sports facilities, and play areas, making it ideal for families. Rickingshall falls within the catchment area for the outstanding Hartismere High School, one of the county's most highly regarded secondary schools.

The nearby market town of Diss (approximately 6 miles) provides a comprehensive range of shops, supermarkets, leisure facilities, and professional services, along with a mainline railway station offering regular services to London Liverpool Street and Norwich. For a wider selection of amenities, the historic town of Bury St Edmunds lies around 15 miles to the west, offering excellent shopping, cultural attractions, and access to the A14, which connects to Cambridge and the M11 for onward routes to London and the Midlands.



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Set within the highly sought-after village of Rickingham, this Grade II listed semi-detached cottage is brimming with charm, character, and potential. Blending centuries-old craftsmanship with the warmth of village life, the home offers a lifestyle rich in history and tranquillity, with all the convenience of modern living just moments away.

From the moment you approach, the cottage exudes timeless appeal. Accessed from the roadside, the solid wood front door opens into a welcoming entrance porch with tiled flooring, setting the tone for what lies beyond. To one side, you'll find a ground floor bedroom, alongside a convenient ground floor shower room, part of a sympathetic 1980s extension that offers flexibility. This area could easily serve as a guest suite or home office, providing versatility to suit any lifestyle.

At the heart of the home is the impressive formal dining room, a space where rustic charm meets grand proportions. Full-height ceilings, exposed brickwork, and a chimney housing the oil-fired boiler create a dramatic yet inviting atmosphere, while double doors open directly onto the rear terrace and garden, perfect for summer entertaining.



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The sitting room continues the theme of character and comfort, with exposed beams, wood-effect flooring, and a stunning inglenook fireplace, an authentic centrepiece ideal for cosy winter evenings. A staircase leads from here to the first floor, while a door connects through to the farmhouse-style kitchen, complete with range oven, inset Butler sink, and space for a dining table. The kitchen also benefits from a pantry-style cupboard and a charming stable door that opens to the garden, a quintessential countryside touch.

Upstairs, the first-floor landing offers two built-in storage cupboards and access to the family bathroom, renovated to a modern standard, with a roll-top bathtub, a traditional basin and a toilet. There are two comfortable bedrooms, both with lovely views over the village and gardens. The main bedroom, set to the rear, features exposed beams, a dual aspect, and a fitted wardrobe.



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Externally, the property continues to impress. The rear garden is both private and mature, with a blend of lawn, paved terrace, and shingled pathways, surrounded by established shrubs and planting. A covered area for seating arrangements runs alongside the double garage. The garage has the potential to be converted into a home office, a studio or a self-contained annex (stpp). There is a shared driveway providing off-road parking for multiple vehicles.

Dating back in part to the 16th Century, this cottage embodies the rich heritage of Rickinghall village life, with its exposed beams, high ceilings, and traditional layout, while offering huge scope to personalise. Whether as a full-time residence or a weekend escape, it promises an enchanting lifestyle surrounded by Suffolk's most picturesque countryside.

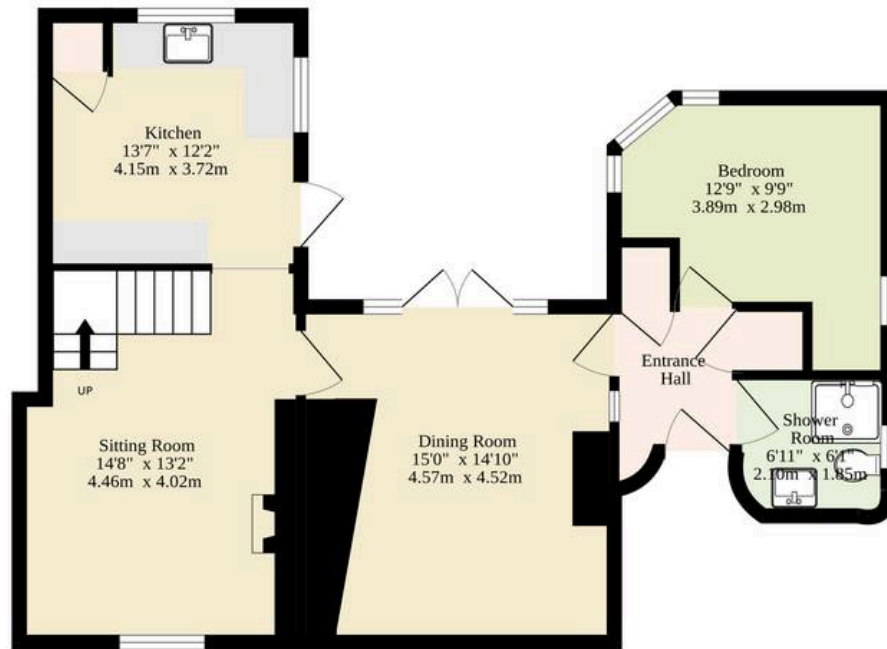
Agents note

Freehold

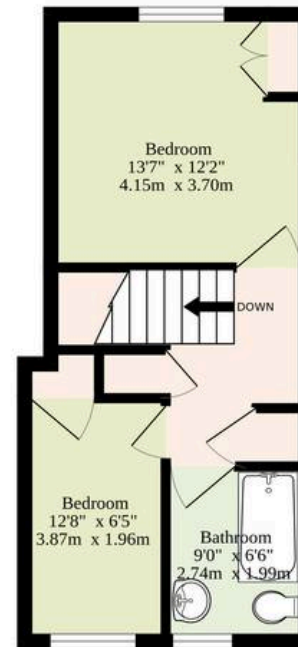


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

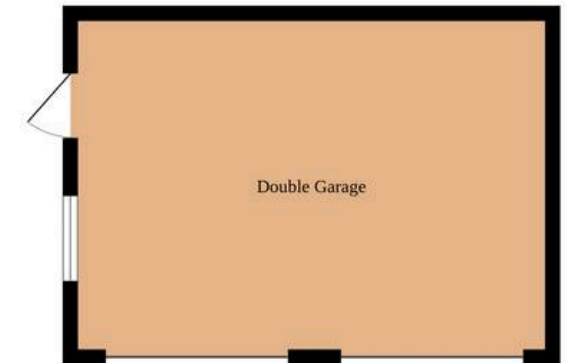
Ground Floor
788 sq.ft. (73.2 sq.m.) approx.



1st Floor
435 sq.ft. (40.4 sq.m.) approx.



Outbuilding



Sqft Does Not Include The Double Garage

TOTAL FLOOR AREA : 1223 sq.ft. (113.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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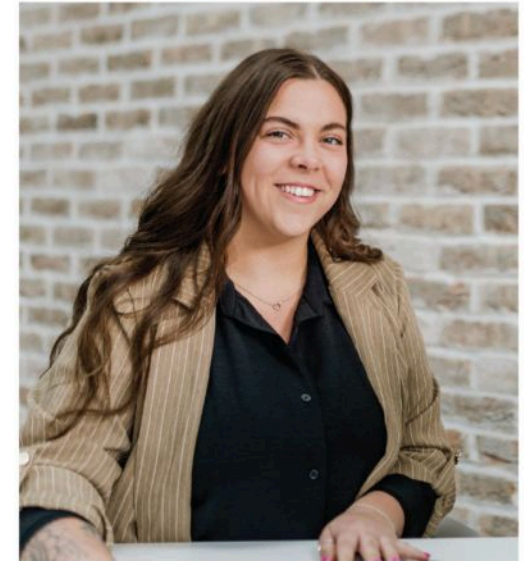
Dreaming of this home? Let's make it a reality



Meet *Nicola*
Branch Manager



Meet *Theo*
Property Consultant



Meet *Anya*
Aftersales Progressor

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