



Rectory Hill

Rickinghall

Asking Price £500,000

LACY SCOTT  
& KNIGHT

est. 1869

# Church Rise

Rectory Hill | Rickingham | Diss | IP22 1EH

Bury St Edmunds 16 miles, Stowmarket 12 miles, Diss 6 miles

Detached bright and airy 4/5 bedroom family home, offering a generous amount of flexible living space and which is tucked away in an individual and elevated position, within this highly regarded and well served village.

Entrance Hall | Sitting Room | Kitchen/Breakfast Room | Dining Room/Fifth Bedroom With Ensuite Shower Room | Lower Ground Floor Fourth Bedroom | 3 First Floor Bedrooms | First Floor Family Bathroom | Good Sized Private Garden | Ample Off Street Parking | Original Character

## Church Rise

From the entrance hall, there are doorways leading off to all the principal rooms, including the sitting room which benefits from dual aspect windows, as well as an inset woodburner with exposed chimneybreast. The kitchen/breakfast room is a particular feature of this property, benefitting as it does from a range of wall, base and drawer units, including bin store, plus integral dishwasher and 1½ bowl ceramic sink unit with mixer taps. Further storage is provided via a built-in utility cupboard housing washing machine and dryer, as well as water softener. Stone tiled underfloor heating. From the kitchen/breakfast room there is a glazed door which opens out into the rear garden. Also at ground floor level there can be found the dining room/fifth bedroom, which overlooks the front and leading off from which can be found a shower room, comprising full length shower cubicle, low flush wc, pedestal wash handbasin, tiled flooring and heated rail. Also leading off from the landing there are staircases rising to first floor and also down to lower ground floor level where there is a fourth bedroom, which benefits from a good ceiling height, as well as a good level of natural light, plus sound proofing to the ceiling.



At first floor level there are three bedrooms, all of which are considered to be bright and airy, also at first floor level there is a family bathroom, comprising roll top bath, with shower attachment, vanity wash handbasin, with mixer taps and low flush wc.

## Outside

Immediately to the front of the property there is ample off street parking for several vehicles, whilst within the main garden area there can be found a range of trees including maple and walnut. Within the grounds there is a superb summerhouse, used as a bar/outdoor entertaining area (light and power connected), which will come into its own in the months to come, as well as further patio seating areas both tot the rear and side of the

property. The elevated garden offers attractive views over the village, including a pleasing view over the local church.

Overall, given the very generous amount of flexible living space, the highly regarded village in which the property is set, as well as the generous plot and tucked away position, we are of the view the property will attract a wide range of potential purchasers. Therefore, we would recommend an early inspection to avoid disappointment.

## Location

Botesdale and Rickingham are two very charming villages, which have grown together over the years and which offer a range of shopping facilities, as well as primary school, church, chapel,

health centre, public house and restaurants. Other features of note within the village include a wide range of walks, with which to enjoy the wonderful countryside and its wildlife including circular walks which encompass surrounding villages. The towns of Bury St Edmunds and Diss offer a wide range of shopping, cultural, educational and recreational facilities, with Diss mainline railway station providing a direct line to London Liverpool Street.

### Services

Mains electricity, drainage, metered water, oil fired central heating.

### Local Authority

Mid Suffolk District Council - Council Tax Band E.

**Tenure**  
Freehold.

### Broadband Speed

Superfast Full Fibre 900Mbps currently installed (based on vendor's advice).

### Mobile Coverage

Between 62% and 75% (source Ofcom).

### Directions

From Bury St Edmunds, continue along the A143, ignore the first turning off to the right, on reaching the junction where it is signposted Stowmarket to the left, take the turning to the right

onto Rectory Hill, continue along this road where the property will be found toward the far end on the right hand side.

### what3words

boom.resonated.windy

### Disclaimer

We are mandated by HMRC to carry out Anti Money Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee for the service. If you have had an offer accepted Coadjute will contact you on our behalf. The cost of these checks is £33 (including VAT) per person and is non-refundable. The fee will need to be paid prior to issuing a memorandum of sale. Lacy Scott & Knight do not receive any commission for this service.





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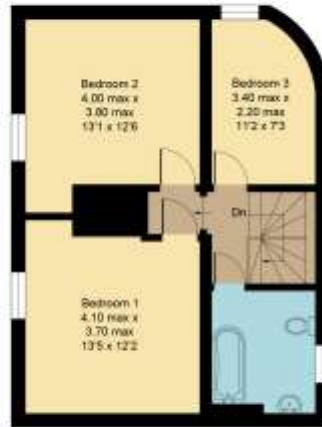
### Church Rise

Approximate Area = 1496 sq ft / 139.0 sq m

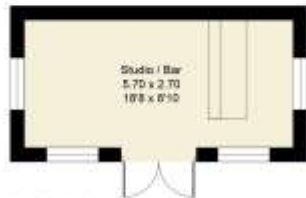
Studio & Bar = 169 sq ft / 15.7 sq m

Total = 1665 sq ft / 154.7 sq m

For identification only - Not to scale



First Floor



(Not Shown in Actual Location / Orientation)



Lower Ground Floor



Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © WFP Photography Ltd 2026 | www.williampitt.co.uk. Produced for Lucy Scott & knight.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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