



# Historic barn conversion with extensive outbuildings

Ringshall Hall Farm, Ringshall, Stowmarket, Suffolk IP14 2HZ

Freehold



6 bedrooms • 2 bathrooms • 3 reception rooms • gardens, pond, garaging • arable land & paddocks • coach house/stabling, field shelters • extensive range of former farm outbuildings • About 21 acres

#### Local information

Ringshall Hall Farm enjoys a rural setting off a country lane with far reaching views. Ringshall has a village hall and farm shop and in nearby Great Bricett there is The Red Lion public house which has won many awards for its restaurant serving vegetarian food. Bildeston is within easy reach, with the renowned Bildeston Crown Hotel and Restaurant, as are Needham Market and Hadleigh each of which has an excellent range of local shopping facilities. A wider range of amenities are available at nearby Stowmarket. There are mainline railway stations in both Stowmarket and Ipswich with journey times of 80 and 65 minutes respectively to London Liverpool Street. The A14 at Needham Market connects with the A12 at Ipswich and provides access to Bury St Edmunds, Cambridge and in turn to the country's motorway network. These towns have an extensive range of commercial and recreational facilities as has Ipswich and its environs, which also has a wide range of day and boarding schools.

#### About this property

The house is Grade II\* Listed and dates back to 1570. The renovation and conversion took place in 1993 and the house retains a great deal of character throughout. The setting is delightful with sheltered wooded gardens around the house. There is a range of outbuildings including a detached coach house/stable building which has 2 stables, tack room and feed

store. To the rear of the house is a garage, workshop and 6 open bays. On the other side of the lane is a field shelter and store building which fronts a large meadow with further land which is currently under cultivation. The range of farm buildings are located to the east of the main house and include a steel portal frame Dutch barn, 4 loose boxes, 8 brick pigsties and a further range of piggeries together with a general purpose store. Concrete standing area and fronts a paddock. Electricity is fed from the house to the buildings. The adjoining meadow and farmland is classified as Grade III and is predominantly of the Hanslope series, being a slowly permeable clay soil under arable cultivation.

#### NOTE

The land is registered for the basic payment scheme. There are various rights of way that exist through the property.

#### Tenure

Freehold

#### Local Authority

Mid Suffolk District Council

EPC rating = Exempt

#### Viewing

Strictly by appointment with Savills





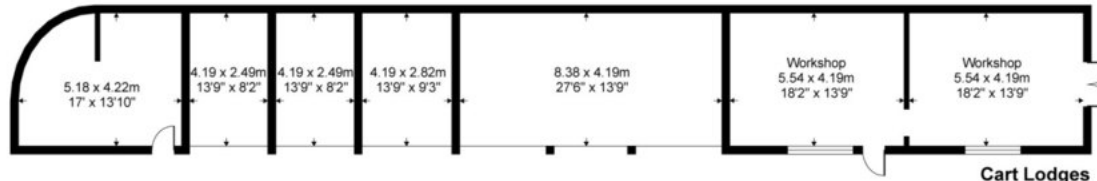
## Ringshall Hall Farm , IP14

Gross internal floor area (approx):

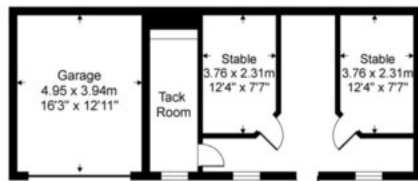
353 sq m / 3800 sq ft (Includes garage / excludes restricted head height & outbuildings)

For Identification only - Not to scale

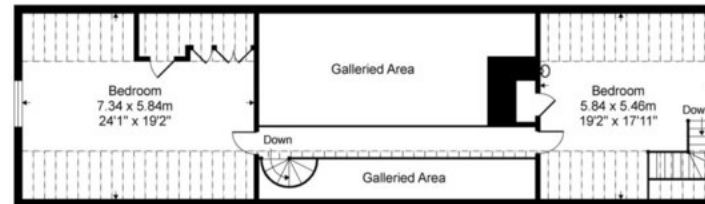
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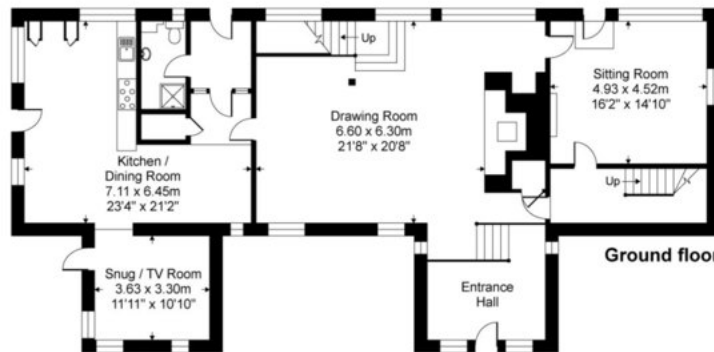
Cart Lodges



Outbuilding 2



Second floor



Ground floor



First floor

Denotes restricted head height



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