

Lot 10

By Order of the Beneficiaries
In the same family ownership for over 100 years

Rishangles Hall, Eye Road,
Rishangles, Suffolk IP23 7LA
GUIDE PRICE: £400,000



IMPOSING MANOR PROPERTY AND BARN WITH DEVELOPMENT POTENTIAL

This imposing manor property fronts on to Eye Road within the village of Rishangles and currently consists of a spacious three bedroom house with an abundance of character features adjacent to a two bedroom cottage and an attached barn that has development potential subject to obtaining any necessary planning consents that may be required. The whole property sits on a plot of approx 1.12 acres and has an attractive carriage driveway to the front. Both properties are heated by oil-fired central heating and would require a certain amount of updating and modernisation throughout. It may of course be possible to reconvert the whole property back into one building. The cottage and the house are both let on Assured Shorthold Tenancies and the property will be sold subject to those tenancies and the investment income although we

understand that the tenants in the cottage are due to vacate the premises. Full details of the agreements will be disclosed within the legal documentation. The property will be of interest to investment purchasers, developers and owner/occupiers. We understand that this lot is Grade II listed.

LOCATION

Rishangles is a small village located just to the north of Debenham with its local facilities and schooling. Ipswich is located approximately 15 miles away and good road links serve the area including the A12 and A14.



ACCOMMODATION

The Cottage: entrance porch, entrance hall, bathroom, kitchen/diner, living room, study, utility room, double garage, first floor landing, bedroom one, bedroom two

Rishangles Hall: study, cloakroom, ground floor WC, two reception rooms with central feature fireplace, inner hallway, kitchen, utility room, first floor landing, bedroom one, bedroom two, shower room, jacuzzi, second floor landing, bedroom three, WC.

Outside: ample grounds and enclosed swimming pool
The Barn: this building is in a dilapidated state and offers development potential.

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

Mid Suffolk District Council 01449 724500

Council Tax Bands: Cottage: B Hall: F

VIEWING TIMES

20/5 and 27/5 – both @ 11am – 12 noon

STARTING BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN

FINAL BID