



STONE HALL, RICKINGHALL, IP22

£850 PCM

A charming 2 bed cottage in a rural location. Spacious garden with wonderful field views. Recently upgraded insulation throughout the property with oil fired central heating.

- 2 Bedrooms
- Cottage with Character Features
- Council Tax Band A
- EPC = E
- Holding Deposit £196
- Damage Deposit £980
- Large Garden
- Log Burner
- Rural Location

LOCATION

A charming two-bedroom cottage located on a working farm close to Rickinghall. The property has recently been thoroughly insulated and benefits from oil fired central heating and a log burner in the lounge. Rickinghall is a well-regarded Suffolk village offering everyday conveniences, with a local supermarket, doctors' surgery, primary school, village hall and playing fields all within easy reach. The nearby market town of Diss provides further amenities and a mainline rail station with direct services to Norwich and London Liverpool Street.

Property comprises

ENTRANCE

Main entrance leads directly into the lounge, carpet flooring, windows to the front aspect, inglenook fireplace with log/coal burner and character beams. Just off the lounge is a small room that would be ideal as a home office or playroom.

KITCHEN

Spacious kitchen with space for dining, ample workspace and dishwasher, window to the front aspect. Tiled flooring, space for an electric cooker and fridge/freezer.

UTILITY ROOM

Door to the front of the property, tiled flooring with oil boiler leading through to the bathroom and kitchen.

BATHROOM

Spacious bathroom with low level WC, bath with shower over and obscure window to the side aspect.

STAIRS FROM THE LOUNGE LEAD TO THE FIRST FLOOR

BEDROOM ONE

Good sized bedroom with character features, wood flooring and window to the front aspect.

BEDROOM TWO

Bedroom with character features, wood flooring and window to the front aspect.

OUTSIDE

The property has an enclosed spacious garden with two insulated outbuildings that could be used as an office or craft rooms. Parking is available for two cars.

This property is situated on a working agricultural farm, and prospective tenants should be aware that there is regular farm activity, including the movement of machinery and livestock in the surrounding areas. As this is an operational farm, care must be taken at all times, particularly when driving on site, as access roads are uneven and may be bumpy in places.

Pets to be negotiated, no cats.

COUNCIL TAX BAND A – Mid Suffolk Council

EPC - E (Please note that insulation has been installed throughout since the EPC was carried out)

Available to let a March 2026

Viewings - Strictly by appointment with Kings & Co Lettings

The rent does not include payment to service providers in respect of utilities, communication services, TV licence and council tax.

For details of Broadband and Mobile Phone Signal / Coverage, we recommend Ofcom Checker. The property does not have a direct internet line, tenants would require a 5g Router at the property.

References are undertaken by an external referencing agency and are subject to a minimum 3 day turnaround. The tenancy will not commence until we have received satisfactory references.

All adults wishing to live at the property will be named on the Tenancy Agreement. The Tenancy Agreement will provide for all persons under the tenancy to be joint and severally liable for the covenants contained therein.

We endeavour to make our property details accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective renters only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Council Tax Band: A (Mid Suffolk District Council)

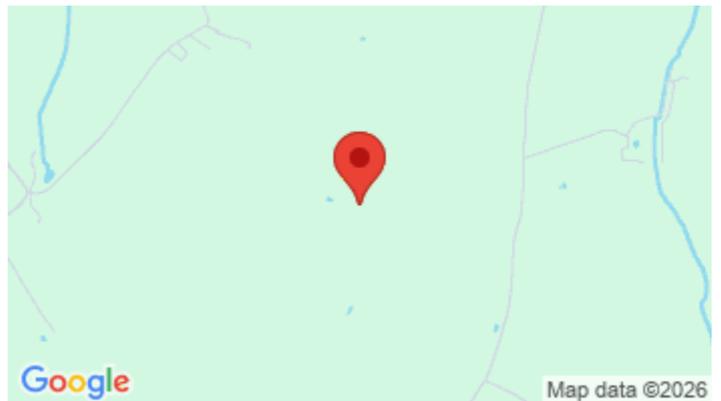
Deposit: £980

Holding Deposit: £196



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		110
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.