

# INIGO



## *Nine Elms Farmhouse*

**RINGSHALL, SUFFOLK**

**£1,185,000 FREEHOLD**

Set in Ringshall, a quiet hamlet in the pretty countryside south of Stowmarket, this Grade II-listed 17th-century farmhouse survives largely in its original form, substantially complete but with sensitive renovations by architect Richard Tricker in the early 2000s. The result is a house of superb vernacular elements with sympathetic interventions, creating a wonderful marriage of modern living and 17th-century heritage. Stretching to over 3,700 sq ft across two storeys, it has five bedrooms and a further 1,200 sq ft two-bedroom annexe. Stunning grounds surround the house and are bordered pastoral Suffolk farmland. Stowmarket station is four miles away with twice-hourly direct trains to London Liverpool Street or Stratford in just over 60 minutes.

# INIGO

## *Nine Elms Farmhouse*

RINGSHALL, SUFFOLK

£1,185,000 FREEHOLD



### *Setting the Scene*

Ringshall is an ancient Anglo Saxon settlement mentioned in the Domesday Book of 1086. The hamlet has, over the course of its history, been the site of early vernacular houses, and is now home to a thriving community and sought after primary school. The house sits on the border with neighbouring village Battsford, with its well-established community pub, The Punchbowl Inn under a mile away. Spa town Bury St Edmunds is a 30 minute drive away for excellent restaurants, shops and celebrated independent cinema.

Nine Elms Farmhouse is formed of an early 17th century four-bay plan with a bakehouse, likely added at a later point in the same century. Close studwork testifies to a higher status building with the later lobby entry a possible reworking of an earlier baffle entry plan. Characterful apotropaic marks are scattered across the early oak beams and cluster across chimney breasts.

### *The Grand Tour*

The house is approached along a quiet track way leading off a country road. Its façade is framed by an espalier beech hedge rising from behind a low flint-stone wall and extensive buxus hedging. Rendered in lime and washed in pale green/grey tones, the house is crowned by a charming thatched roof.



Entry through the gabled front porch leads to a bright, dual-aspect sitting room. A period brick inglenook fireplace takes centre stage. The snug on the other side of the sitting room shares the ample chimney stack from the opposing side and is warmed by a cream enamel wood burner.

The seamless extension leads to the large open-plan bespoke solid wood kitchen featuring integral fridge/freezer and dishwasher, centred around a stone topped bespoke island by cabinet maker, Marcus Laffan. A four-oven Aga, with AIMS technology, is set within a brick fireplace, and there is a double Belfast sink set into the countertop.

A spacious garden room with underfloor heating stretches out from the kitchen. Constructed using green oak, its timber frame continues the theme and blends sympathetically with the vernacular fabric of the building. French doors along all three sides turn the versatile room into a wonderful indoor/outdoor space in fine weather.

# INIGO

## *Nine Elms Farmhouse*

RINGSHALL, SUFFOLK

£1,185,000 FREEHOLD



A central hall with rising stairs and a side door leads onto a useful utility boot room with bespoke cabinetry housing white goods; there is also a larder and WC. The garden room, boot room/utility space and WC are equipped with underfloor heating. A separate staircase from the hall rises to the principal bedroom (with a second bedroom used as a dressing room) and bathroom.

From the entrance hall a curved staircase leads to the first floor, where three large bedrooms and a family bathroom are arranged around a central nook, each filled with beams and original features. An attic room, tucked among the eaves, provides useful storage.

At the far end is the original earth floored dairy, now used as a yoga shala, and study with a wood burner, garden door and arresting original staircase

The annexe alongside the house is clad in inky-painted timber and topped with a traditional peg-tile roof. The entrance is hidden discreetly behind the original cart doors and further sliding doors lead onto the garden from the open-plan sitting room and workout space with fitted mirror and specialist gym flooring. Two bedrooms and a shower room lie on the first floor. Switches and sockets throughout by Dowsing and Reynolds. The annexe also has a double-bay garage suitable for two vehicles and adjacent log store. There is an EV-charging point.

### *The Great Outdoors*

The house lies within an abundant countryside and a level plot of around one acre surrounded by mature trees. Thoughtful beech hedging provides a practical area for composting, wood pile, potting shed and bonfire. A paved and gravel patio hugs the rear façade and wraps around the garden room. Topiary, including buxus, botanics and laurel, lend cheerful year-round greenery.

The patios are framed with ancient roses, lavender, grasses, jasmine and the garden peppered with dozens of productive fruit trees including walnut, fig and several varieties of apple. The garden is a haven for wildlife including hedgehogs, barn owls, marsh harriers, hares, leverets and muntjac deer as well as visiting rare migratory birds.

## *Nine Elms Farmhouse*

RINGSHALL, SUFFOLK

£1,185,000 FREEHOLD



### *Out and About*

Ringshall is a quiet hamlet made up of a collection of period houses interspersed with rolling fields located halfway between Lavenham and Stowmarket. A variety of little villages and towns surround the area. Lavenham is nearby with its famous array of period timber-framed house painted in traditional tones including the locally specific Suffolk Pink (we wrote about Suffolk Pink in our Almanac, you can read the story [here](#)). Known as 'England's best-preserved medieval village' it is renowned for its abundance of spectacular vernacular architecture in the form of an abundance of half-timbered, medieval cottages. The Great House is a celebrated local restaurant with rooms, as well.

Sudbury is beyond Lavenham and offers excellent amenities, including a weekly farmers market and a large branch of Waitrose. The Cradle is a very popular local independent plant-based bakery and restaurant situated upon North Street, while The Mill Hotel is a popular local spot for drinks and dinner beside the river and is particularly popular with dog owners, happily welcoming four-legged friends.

Stowmarket is less than 15 minutes away offering regular fast train connections to London Liverpool Street. Further and more extensive amenities, restaurants and shops are in Bury St Edmunds to the north, a 30-minute drive away.

We wrote a guide to Suffolk living in our Almanac, you can read more [here](#).

Council Tax Band: G

# INIGO



## *About*

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.