



Rushmere, Suffolk

£995,000

- Beautifully preserved Grade II listed farmhouse offering almost 4,000 sq ft of characterful accommodation
- Set within approximately five acres of gardens, orchard, paddocks and grounds in an Area of Outstanding Natural Beauty.
- Five bedrooms and versatile reception spaces.
- Oak-framed garden room with panoramic countryside views.
- Traditional kitchen with Rayburn and utility room.
- Tennis court, barn, studio, workshop and double garage.
- Peaceful rural setting just eight miles from Southwold.
- No Onward Chain

The Street, Rushmere

Rushmere, NR33 is a highly sought-after location in Suffolk, offering a wonderful blend of peaceful village living, natural beauty and coastal charm. Set within easy reach of the picturesque Suffolk coastline, the area provides a tranquil setting surrounded by attractive countryside, while still being conveniently placed for everyday amenities. The charming seaside town of Southwold is just a short distance away, renowned for its sandy beaches, elegant promenade, independent boutiques, cafés and restaurants. With excellent access to scenic walks, local facilities and the wider Suffolk landscape, Rushmere presents an idyllic setting for those seeking a relaxed lifestyle in one of the county's most appealing areas.



Council Tax Band: G



DESCRIPTION

Occupying a spectacular rural setting just eight miles from Southwold, this beautifully preserved Grade II listed farmhouse offers almost 4,000 sq. ft. of character-filled accommodation, complemented by approximately five acres of gardens, orchards and paddocks. Positioned within an Area of Outstanding Natural Beauty, the property enjoys uninterrupted views across open marshland and unspoilt countryside, creating a peaceful retreat surrounded by abundant wildlife and birdsong. Blending historic charm with practical family living and high quality finishes including oak doors and skirting board made on the local Sotterley Estate. The home provides generous and versatile accommodation arranged over three floors. At its heart is a welcoming kitchen and breakfast room featuring a traditional Rayburn, perfect for creating a warm and inviting atmosphere throughout the colder months. A separate utility room and ground floor WC add everyday convenience. The property offers an impressive choice of living spaces, including three elegant reception rooms, a dedicated study and a magnificent garden room that has been thoughtfully designed to maximise the surrounding views. Constructed using oak sourced from the Sotterley Estate and featuring reclaimed flooring from Elveden Hall, this exceptional space is flooded with natural light through its triple-aspect windows and provides seamless access to the gardens. The sitting room centres around a striking fireplace incorporating marble reclaimed from Elveden Hall, while the formal dining room is enhanced by a cosy log-burning stove, making it ideal for entertaining throughout the year. The first and second floors provide flexible accommodation with five well-proportioned bedrooms, a substantial attic room and an additional large attic space offering excellent storage or further potential. The impressive principal suite benefits from its own walk-in wardrobe, extensive built-in storage and a private en-suite bathroom, while a second family bathroom serves the remaining bedrooms. Outside, the grounds are equally impressive. Extending to approximately five acres (subject to measured survey), they include beautifully maintained gardens, a productive orchard complete with a charming treehouse, expansive lawns and a large field offering endless opportunities for gardening, keeping chickens, hobby farming or simply enjoying a self-sufficient country lifestyle. A floodlit private tennis court provides excellent recreational facilities, while quiet country lanes and surrounding footpaths offer wonderful walks through the picturesque landscape. The collection of outbuildings presents exceptional scope for future development, subject to the necessary planning permissions. A substantial clay lump barn, complete with WC facilities, offers exciting conversion potential for a variety of uses. In addition, the detached former granary incorporates a large double garage, spacious workshop and first-floor studio. Previously granted planning permission for conversion to a self-contained annexe has since lapsed, although purchasers may wish to explore the possibility of reapplying. Offering a rare combination of period character, extensive accommodation, remarkable ancillary buildings and an outstanding countryside setting, this unique farmhouse provides an exceptional opportunity to enjoy peaceful rural living without sacrificing convenience, with the popular coastal town of Southwold just a short drive away.

LIVING AREAS

Designed to accommodate both relaxed family life and elegant entertaining, the farmhouse

offers an exceptional range of beautifully proportioned living spaces, each showcasing its own individual character while enjoying delightful views across the surrounding gardens and countryside. At the heart of the home is a welcoming kitchen and breakfast room, where a traditional Rayburn creates a warm and inviting atmosphere throughout the year. Complemented by a separate utility room and ground-floor cloakroom, this practical yet characterful space forms the natural hub of everyday living. Three generous reception rooms provide remarkable flexibility to suit a variety of lifestyles. The elegant sitting room is centred around a striking fireplace incorporating reclaimed marble from Elveden Hall, creating an impressive focal point for quieter evenings and family gatherings. The formal dining room, complete with a charming log-burning stove, offers an inviting setting for both intimate dinners and larger celebrations, while an additional reception room provides further versatility as a family room, snug or informal sitting room. A dedicated study offers an ideal space for home working or reading, positioned to enjoy the peaceful surroundings and natural light. Undoubtedly one of the property's standout features is the magnificent oak-framed garden room. Expertly crafted using oak sourced from the Sotterley Estate and reclaimed flooring from Elveden Hall, this exceptional triple-aspect room is flooded with natural light and perfectly positioned to capture panoramic views across the gardens and open countryside. With direct access onto the terrace, it provides an outstanding space for entertaining, relaxing or simply appreciating the tranquillity of its remarkable setting.

BEDROOMS

Arranged across the first and second floors, the bedroom accommodation is both generous and highly versatile, offering an ideal balance of comfort, character and flexibility for family living. The impressive principal suite provides a peaceful retreat, benefiting from a spacious walk-in wardrobe, extensive built-in storage and a private en-suite bathroom, which links through to a spacious dressing room creating a well-appointed sanctuary within the home. Four further well-proportioned bedrooms offer attractive views over the surrounding gardens and countryside, providing comfortable accommodation for family members or guests. These are served by a well-appointed family bathroom, thoughtfully positioned to meet the needs of the household. The upper floor also incorporates a substantial attic room alongside an additional large attic space, offering excellent storage and exciting potential for a variety of future uses, subject to any necessary consents. Whether utilised as additional guest accommodation, a hobbies room, studio or home office, these versatile spaces further enhance the flexibility of this exceptional country home.

BATHROOMS

The farmhouse is well equipped to accommodate the needs of modern family living, with bathroom facilities thoughtfully arranged across the home. The impressive principal suite benefits from a private en-suite bathroom, complemented by a spacious walk-in wardrobe and extensive built-in storage to create a comfortable and well-appointed retreat. A well-proportioned family bathroom serves the remaining bedrooms, while a ground-floor cloakroom provides additional convenience for residents and guests alike. Further practical facilities are available within the substantial clay lump barn, which also incorporates a separate WC, enhancing the versatility of the property's extensive outbuildings.

OUTSIDE

The grounds are a defining feature of this exceptional country home, extending to approximately five acres (subject to measured survey) and enjoying an idyllic setting within an Area of Outstanding Natural Beauty. Beautifully maintained gardens, expansive lawns and uninterrupted views across open marshland and unspoilt countryside create a wonderfully peaceful environment rich in wildlife and birdsong. A productive orchard, complete with a charming treehouse, sits alongside generous paddocks and a large field, offering excellent opportunities for hobby farming, keeping chickens, gardening or simply embracing a self-sufficient rural lifestyle. A floodlit private tennis court provides superb recreational facilities, while the surrounding network of quiet country lanes and scenic footpaths offers wonderful opportunities to explore the picturesque landscape. The property's extensive collection of outbuildings presents exceptional versatility and considerable potential, subject to the necessary planning permissions. A substantial clay lump barn, complete with WC facilities, offers exciting scope for conversion to a variety of uses. In addition, the detached former granary incorporates a large double garage, spacious workshop and first-floor studio. Previous planning permission for conversion into a self-contained annexe has now lapsed, although prospective purchasers may wish to explore the possibility of reapplying. Combining beautifully established grounds with an outstanding range of ancillary buildings, the outside space is perfectly suited to those seeking a peaceful country lifestyle with ample room for recreation, storage, hobbies or future development opportunities.

FIXTURES & FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

VIEWING ARRANGEMENTS

Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD for an appointment to view.

Email: beccles@flickandson.co.uk

Tel: 01502 442889

TENURE

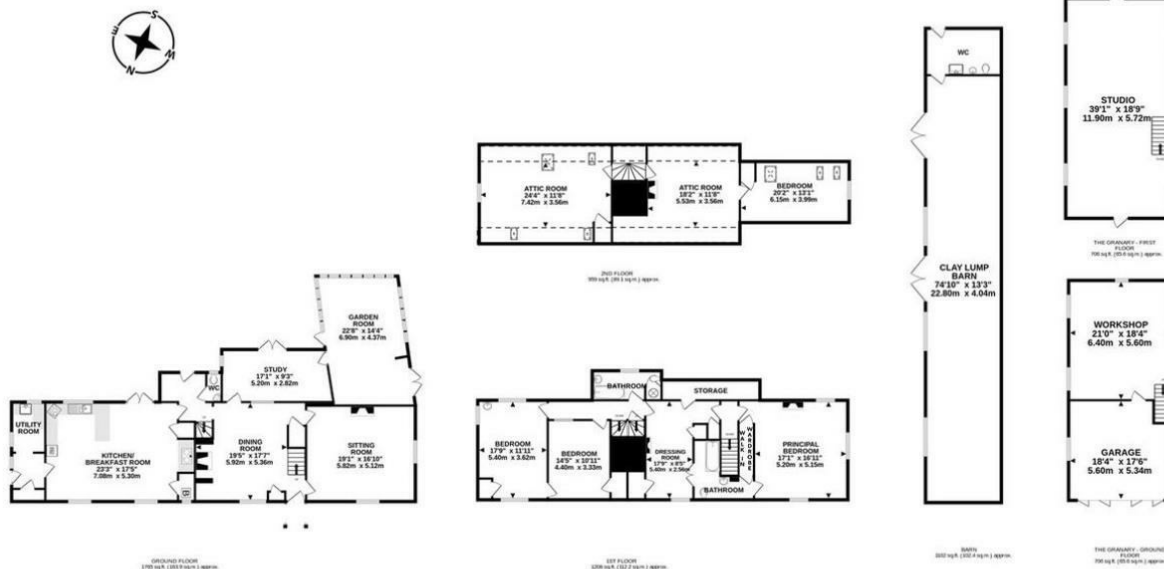
Freehold

OUTGOINGS

Council Tax Band G

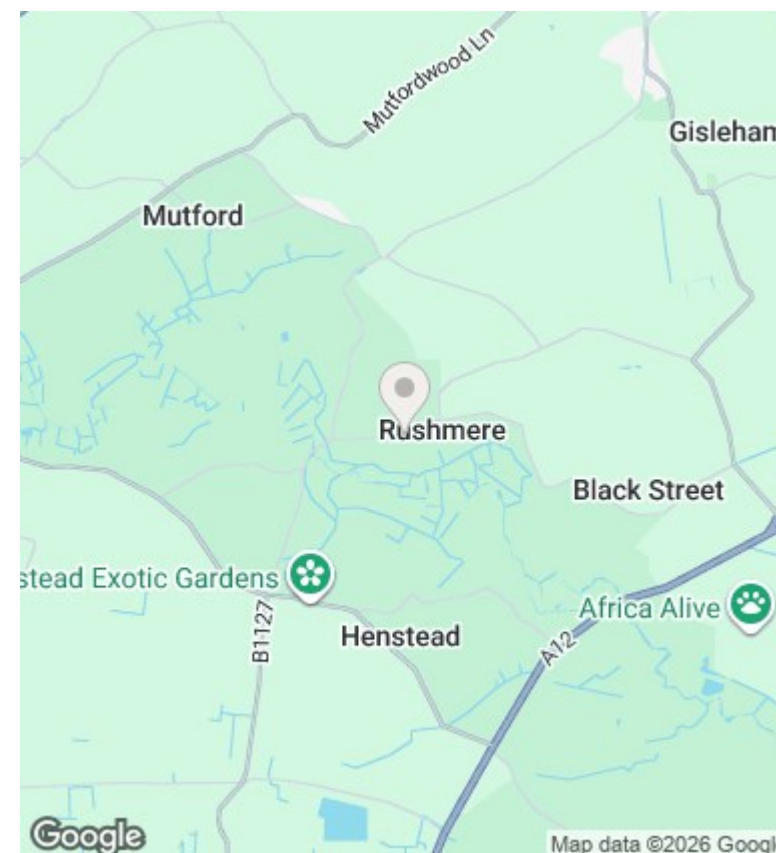






FLOOR AREA - HOUSE (EXCLUDING OUTBUILDINGS) : 3932 sq.ft. (365.2 sq.m.) approx.
TOTAL FLOOR AREA : 6446 sq.ft. (598.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk



Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd and £50 referral fee for MS Surveys.

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

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

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com