



HISTORIC GATEHOUSE, SET IN A THIRD OF AN ACRE

Park Lodge, Hall Lane, Redgrave, IP22 1RT

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ESTABLISHED 1966

Park Lodge

Hall Lane

Redgrave

IP22 1RT

- Diss Railway Station 7.4 miles
- Stowmarket Railway Station 14.6 miles
- Norwich 28.8 miles
- Bury St Edmunds 18.9 miles

| ENTRANCE HALL | SITTING ROOM | DINING ROOM/BEDROOM | KITCHEN/BREAKFAST ROOM | BEDROOM | SHOWER ROOM | GARDEN AND OUTBUILDINGS |

Park Lodge is a former gatehouse to Redgrave Hall, where once stood a magnificent mansion, built in 1545, and in the late 18th century the grounds were redesigned by the famous gardener, Capability Brown.

Unfortunately, Redgrave Hall fell into a state of neglect, and after WWII, it was demolished due to a lack of money to repair it, and only the footings and foundations remain today.

Park Lodge itself is a detached single-storey home sitting in its own grounds of approximately a third of an acre, set at the curved wall entrance to the hall.

The accommodation, which has oil-fired heating and replacement double-glazed windows, is arranged around a central hall with a double-aspect sitting room to the front with its curved bay window, brick-faced fireplace with matching hearth, housing a wood burning stove, behind which is a modern kitchen, with built-in eye-level double oven, dishwasher, one-and-a-half bowl sink, and multiple wall and base cupboards for storage, and built-in fridge and freezer. Within the old fireplace is a hob with extractor above.

From the kitchen is a small inner lobby leading to the more recent addition of a modern conservatory for enjoyment of the property's garden, as well as Redgrave Hall's parkland beyond.

There are two bedrooms, one to the front with a built-in wardrobe cupboard, and another bedroom to the side, which is currently set up as a dining room, both of which have use of the shower room with its

HISTORIC GATEHOUSE, SET IN A THIRD OF AN ACRE, ENJOYING PARKLAND AND COUNTRY VIEWS.

Guide: £450,000 FREEHOLD



large tiled shower cubicle, with adjustable head electric shower, pedestal basin, and low-level WC.

Outside

The property has its own gravelled parking area, beyond which is a large purpose-built workshop, which sits in a little orchard and has electricity connected. The property's more formal gardens are well-screened to the rear of the property, with well-established border hedging, mature planting, and an assortment of garden sheds and storage.

Agent's Note

The property has a right of way over the Redgrave Hall drive, and the curved entrance wall's upkeep is the responsibility of Redgrave Hall.

Services

Mains water, electricity and septic tank. Oil-fired central heating.
Council Tax Band C – Mid-Suffolk
EPC Rating E

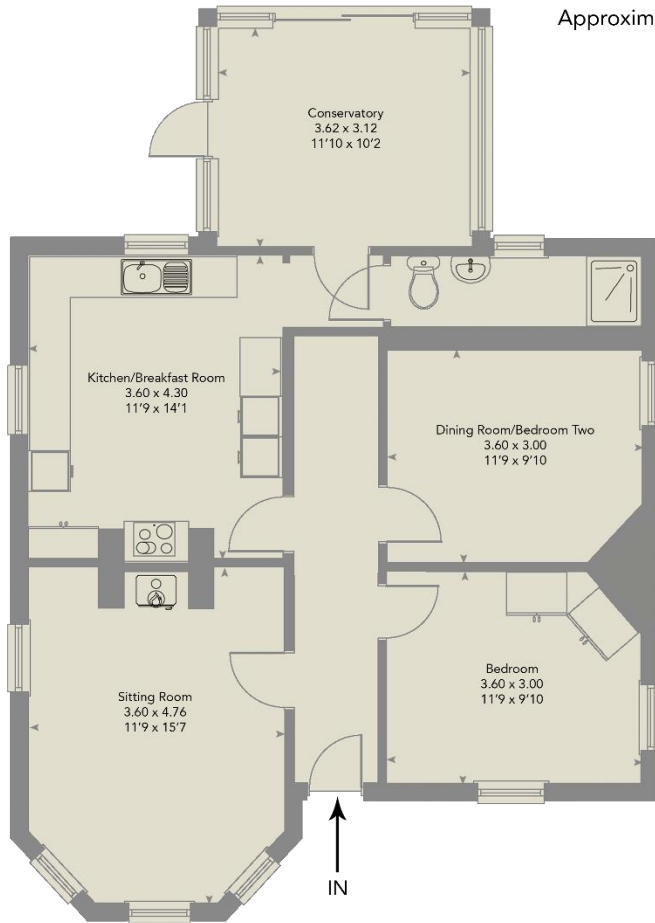
Location

Redgrave is a popular and attractive village on the Norfolk/Suffolk border with local amenities, including public house and activity centre, within striking distance of the market town of Diss with its supermarkets and main line station giving access to London in approximately 90 minutes. Redgrave is also within easy distance of the A11, A14 and M11.

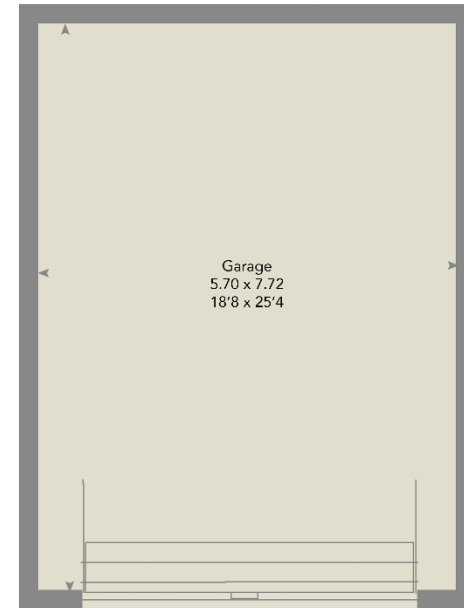




Approximate Gross Internal Area = 81 m² / 872 ft²
For identification purposes only - Not to scale



Workshop = 44 m² / 473 ft²
For identification purposes only - Not to scale



This plan is for layout guidance only. Not drawn to scale unless stated. Windows, door openings and all measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. Produced on behalf of Bedfords Estate Agents © 2023

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