



'A Tale to Tell'  
Gislingham, Suffolk | IP23 8JT

# WELCOME



There are some properties out there that stand out as something special, and this charming barn conversion is one of them. Though not a barn in the traditional sense, this former agricultural and farm building has been transformed into an impressive four bedroom family home. From the moment you set foot on the property, it's easy to see why this home is sought-after. It has everything you could need for a comfortable and relaxing life in a popular Suffolk village.











- Superb Barn Conversion
- Wonderful Village Location
- Great Kitchen Breakfast Room with Quartz Work Surfaces
- Cosy Sitting Room with Red Brick Fireplace and Wood Burner
- Fabulous Conservatory
- Four Generous Bedrooms
- En Suite, Family Bathroom and Ground Floor Cloakroom
- Large Garage and Ample Parking to Front
- Charming Enclosed Rear Garden

This lovely home is up-to-date and fully functional, allowing you to move in and enjoy the property immediately. The boiler was replaced around four and a half years ago, and the oil-fired central heating is certainly not lacking.

#### **Friendly and Fun**

There is no denying the kitchen is the hub of this house, and the large breakfast room with quartz work surfaces is the ideal place to be. It's spacious, fully equipped and well cared for. You can tell that time and effort have been put into making the kitchen a practical, lovely place. The current owners have managed to create a modern space while keeping in touch with the more traditional style often seen with this type of barn conversion.



\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.













This property also boasts a comfortable sitting room with a red brick fireplace and wood burner. You can almost imagine how welcoming and cosy this room is during winter. Of course, that is not to say that the home isn't just as marvellous in the summer. With the fabulous conservatory, the interior space is light and bright.

The property has four generous bedrooms, an en suite and a large bathroom. This amount of space makes it perfect for a growing family or anyone who enjoys having additional room to host guests. There is a ground-floor cloakroom and useful cupboards to cover your additional storage needs.

#### **Attention to Detail**

As you can see, a lot is offered inside this charming home, but that's not where the impressive features stop.

The outside space at is just as lovely, and you will soon find yourself wanting to spend summer days and light evenings soaking up everything it has to offer. There is an enclosed rear garden for you to make the most of, with an abundance of bright and colourful foliage. Whether you are relaxing with a good book or entertaining guests, the garden is an enjoyable and joyous place to be.

The driveway is shared with the property to the rear of this one. Though there is no formal agreement over this, it's a harmonious setup that works well for both properties. The outdoor space also has ample parking at the front of the house, allowing you to safely and securely park multiple cars. A large garage provides even more parking space, or you could choose to use this functional area for additional storage.











# STEP OUTSIDE

Situated in a beautiful village, the property is close to a number of local amenities. It perfectly balances tranquillity and privacy whilst still being in and amongst village life. The village is quiet but has lots of associations and community activities. There is a church, an OFSTED outstanding primary school, a shop, and a visiting post office. The busy market town of Diss is approximately 7 miles away with a variety of facilities and amenities. The main line station in Diss connects Norwich with London (Diss to London Liverpool Street Station – journey time approximately 90 minutes). Countryside walks abound and there is much to do when exploring the Suffolk countryside.

## Agents Notes

Tenure: Freehold

Local Authority: Mid Suffolk District Council – Band - E

Services: Mains Electricity, Water & Drainage, OFCH.

Directions: Proceed from the market town of Diss along the A143 in the direction of Bury St Edmunds taking a left hand turn at Botesdale signposted Stowmarket. Follow this road for some distance taking a left hand turn into the village of Gislingham. The property will be found on the right-hand side before the village centre.

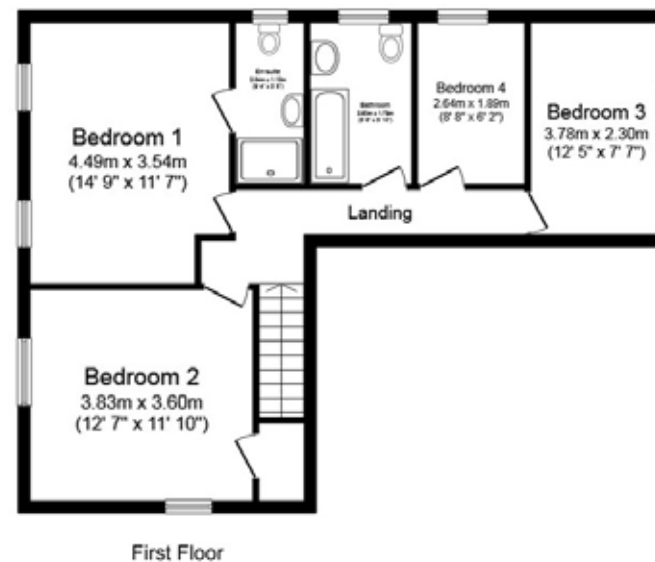
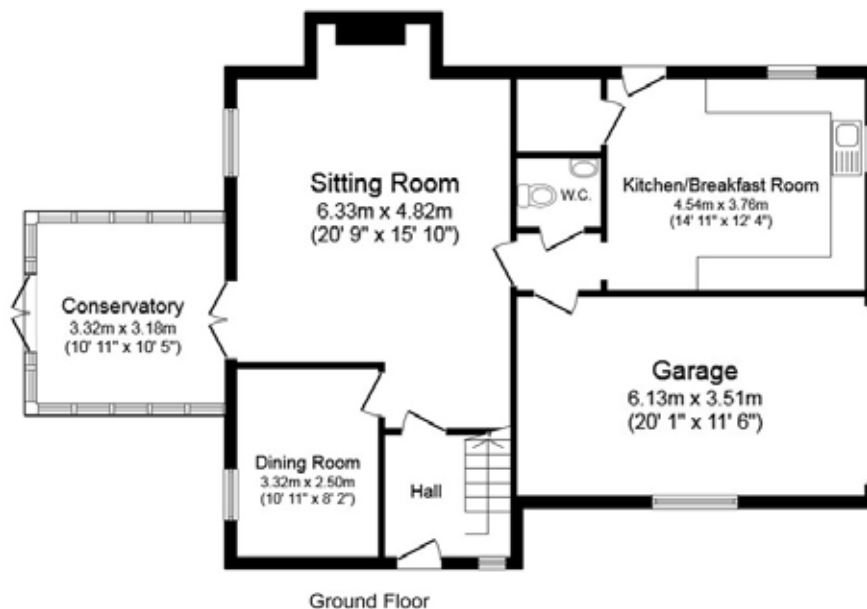
What 3 Words Location - “overhead, life, stupidly”



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Property - DIS4323  
Approx. Internal Floor Area - 1756 Sq ft / 163.2 Sqm



For identification purpose only. Not to scale.  
Copyright © patchphoto@outlook.com 2022  
Produced for Fine & Country

Fine & Country Diss  
3 Navire House, Mere Street, Diss, Norfolk, IP22 4AG  
01379 646020 | [diss@fineandcountry.com](mailto:diss@fineandcountry.com)

