



'Beautifully Presented Barn in Village Location'  
Finningham, Suffolk | IP14 4JA

# WELCOME



This stunning four-bedroom barn has been a comfortable, much-loved home to a large family who have enjoyed multi-generational living here, and its thoughtful layout and bright expansive spaces will be much missed. Old and new are in perfect balance with modern living at its best in this venerable and accommodating barn conversion.







- Superb Barn Conversion
- Pretty Suffolk Village Location
- Ground Floor Master Bedroom With Ensuite Shower
- Three Further Bedrooms
- Second Ground Floor Shower Room And First Floor Bathroom
- Stunning Sitting Room With Vaulted Ceiling
- Dining Room and Useful Study
- Fitted Kitchen and Utility Room
- Charming Gardens With Off Road Parking
- Two Garages

The appeal is immediate – a classic, black-boarded barn under clay pantiles enclosed in its own perfectly laid-out compound. A large, paved driveway in front of a detached garage can accommodate four cars with ease behind secure gates.

This beautiful conversion uses existing structural materials along with natural wood, stone and brick in a very pleasing combination. Ancient timbers are exposed on walls and, at times, hanging in space but, cleverly, only minimally on ceilings – meaning lofty, light spaces. The asymmetric roof, which slopes gently down from the apex towards the rear of the property, enables an interesting internal layout. On one side, accommodation is single level but with soaring vaulted ceilings and dramatic exposed tie beams. At the front of the property, meanwhile, the pitch of the roof allows two stories. Central open staircases join these two halves together, bringing a sense of connectivity throughout the building, and forming a mezzanine level from which you can look down into the tremendous living room.

Rather like a baronial hall, this is a great entertaining space at the heart of the house. At over 400 square feet, there's room for a crowd in here. An impressive brick chimney rises full height to the ceiling high above, while below, in the extra wide fireplace, a woodburning stove offers a cosy spot around which to gather. This room has oak floors and French doors lead to the garden.

\* 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.











The kitchen next door is a favourite room of the owner's and it's easy to see why. Cabinets in a cool sage green run along three sides. Solid oak counters compliment the structural timbers. A Travertine floor is underfoot. It's elegant and practical in equal measure.

The pale stone floor continues throughout much of the ground floor, except for the living room where polished boards add warmth. A large square dining room, directly across the hall from the kitchen and in the corner of the building, enjoys light from windows on two sides. In the opposite corner is a large master bedroom with a generous amount of built-in cupboard space and its own stunning shower room finished in a stylish grey stone. This downstairs bedroom makes single-storey living possible, albeit with minor changes in level. It also presents an opportunity for parents of older children to sleep downstairs while teenagers enjoy having the upper floor to themselves.

Also downstairs are a now-essential home office, a utility room which houses the water softener and another shower room. There is underfloor heating to the ground floor.

Upstairs, three large bedrooms sit under the pitch of the roof, lit by skylights and with windows at the gable ends. Beams leaning inwards with the roof lend an enclosed feeling. At one end, a bedroom has its own en-suite washroom, while the bedroom at the other has its own staircase direct to the shower room below. A spacious family bathroom with a large tub is the perfect place to take a long soak while looking out at the stars through the skylight.

The owner loves the vast amount of storage space in the barn, not least an entire storage room tucked down under the eaves. Throughout the property you'll see built-in cupboards, helping keep living areas free of clutter.

If you enjoy entertaining, you'll love the garden here. South-facing, with sunshine all day this is next-level outdoor living! Everything has been thought of to facilitate great parties and memorable family gatherings. Laid to AstroTurf and stone you can simply enjoy being outdoors without the bother of yard work – no maintenance required. There are multiple seating areas, whether that's in the pretty wooden summerhouse, or overlooking the River Dove which runs past the back of the property, in the covered area (currently home to a hot tub) or sitting up at the bar. Yes, that's right, the garden has its own bar complete with fridge secreted in the garage adjacent. Entirely enclosed, and not overlooked, the garden is the perfect spot to relax knowing small children and dogs are contained. The owner has spent a lot of time out here, sometimes with her grandchildren watching the ducks on the river, and sometimes simply enjoying the peacefulness of it all – "Out here, all I can hear is the birds."

"It's so quiet and peaceful here," the owner says of Finningham. "It's a lovely village". They - and their dogs - appreciate the variety of country walks on the doorstep, often strolling through the church to the village pub.

The property also benefits from Superfast Broadband







# STEP OUTSIDE

Despite being nestled deep in beautiful Suffolk countryside, Finningham is surprisingly well connected. The arterial A140, running between Ipswich and Norwich is a few minutes' drive away. Meanwhile Stowmarket with its supermarkets, cinema, The John Peel Centre for Creative Arts, and renowned and respected youth centre The Mix is just 15 minutes away. From here are fast and frequent rail connections on the London-Norwich mainline, as well as services to Bury St Edmunds and Cambridge.

Agents Notes

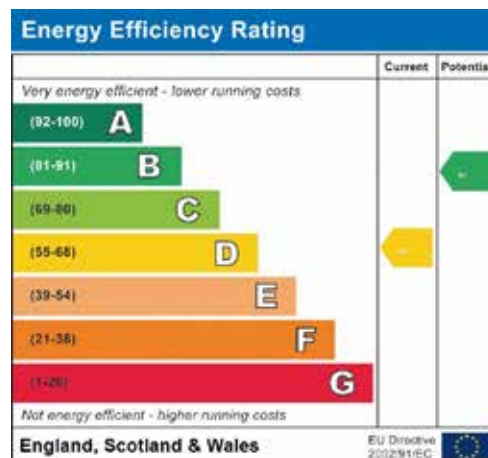
Tenure: Freehold

Local Authority: Mid Suffolk District Council – Band E

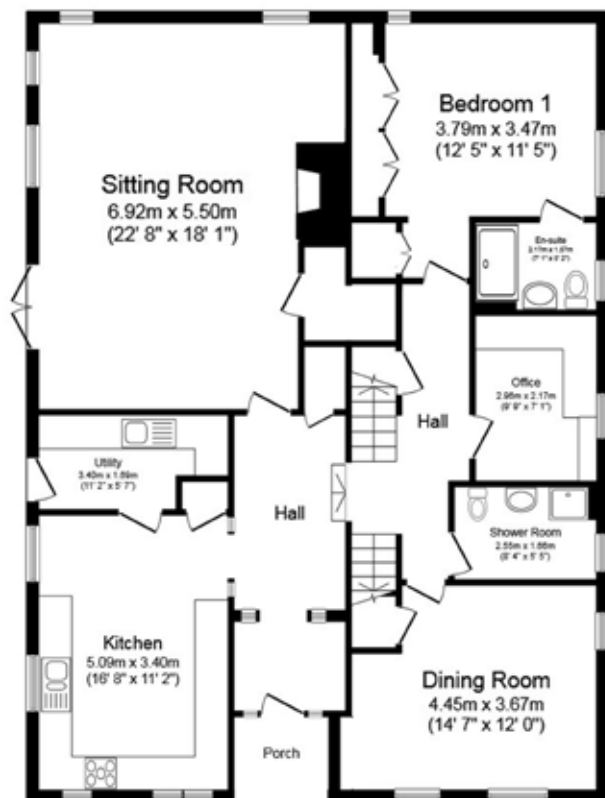
Services: Mains Electricity, Water & Drainage, OFCH.

Directions: Follow the A143 from Diss in the direction of Bury St Edmunds. Take a left hand turn signposted Stowmarket. Follow this road for some distance into the village of Finningham and take a left hand turn onto Gislingham Road. The property will be located on the right hand side. Postcode IP14 4JA

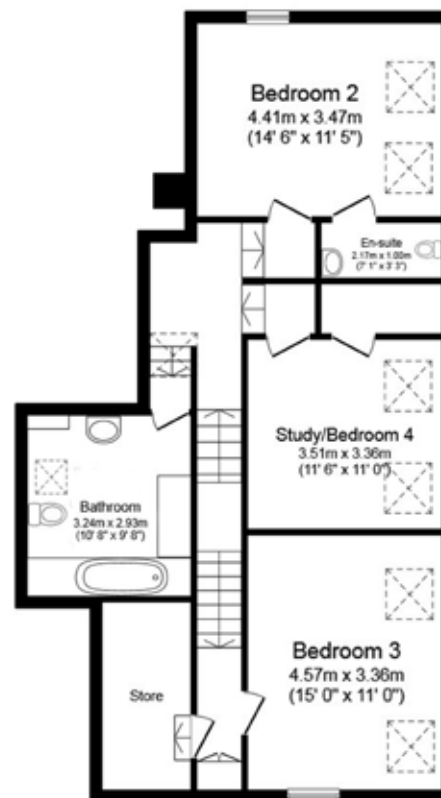
What 3 Words Location: Every 3-metre square of the world has been given a unique combination of three words. Download the app and use the following three words to pinpoint the exact location of the property - [botanists.alarming.riverbank](https://www.botanists.alarming.riverbank)



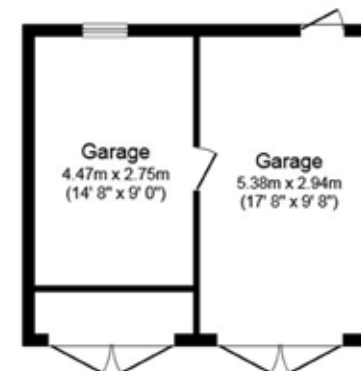
Property - DIS4408  
Approx. Internal Floor Area - 2661 Sq ft / 242.2 Sqm



Ground Floor



First Floor



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