

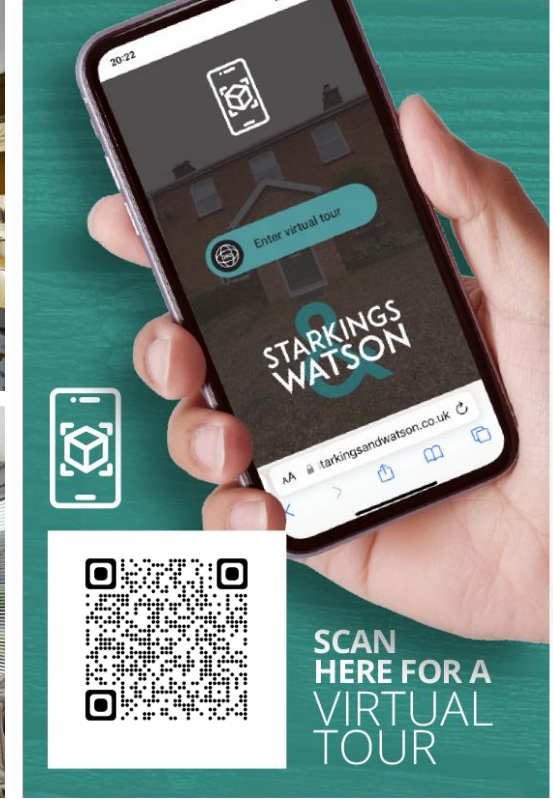
MILL STREET

Gislingham, Eye IP23 8JT

Freehold | Energy Efficiency Rating : D

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PROPERTY



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- Detached Barn Conversion
- Sought After Village Location
- Presented in Immaculate Order
- Character Features Retained
- Two Generous Receptions & Garden Room
- Four Bedrooms & Two Bathrooms
- Private, Landscaped South Facing Gardens
- Driveway Parking & Integral Garage

IN SUMMARY

This DETACHED BARN CONVERSION located in the SOUGHT AFTER village of GISLINGHAM offers character features throughout. A former agricultural building having been cleverly converted to create a BEAUTIFULLY PRESENTED FAMILY HOME, and now extending to almost 1800 Sq. ft (stms). Internally the barn offers THREE RECEPTION ROOMS to include a sitting room with FEATURE RED BRICK FIREPLACE and WOOD BURNER, dining room and extended GARDEN ROOM. There is a separate kitchen/breakfast room and utility space as well as W.C completing the ground floor. On the first floor you will find TWO GENEROUS DOUBLE BEDROOMS, a study room and a further fourth bedroom as well as an EN-SUITE and family bathroom. Externally, there is AMPLE DRIVEWAY PARKING to the front, INTEGRAL GARAGE and BEAUTIFULLY LANDSCAPED SOUTH FACING REAR GARDENS.

SETTING THE SCENE

Approached from the roadside onto a shared shingled driveway providing access to the property,

and the rear neighbour. You will find ample driveway parking to the front for a number of vehicles as well as front lawns. There is gated side access leading to the rear garden and access to the integral single garage at the front. The main entrance is located at the side of the property approached via a hard standing pathway.

THE GRAND TOUR

Entering the property via the main entrance door to the side aspect you are greeted by an entrance hallway with stairs to the first-floor landing. The first room you will find is the dining room overlooking the rear garden. The impressive main reception room can be found centrally within the footprint offering a feature red brick fireplace with wood burner as well as original timber beams. From the sitting room you will find access to the extended garden room with tiled flooring and doors onto the rear garden. The kitchen is accessed via an inner lobby providing access to the W.C and garage. The kitchen offers ample cupboard storage with space for a double range oven and space for a breakfast table as well as the useful utility area with space for white goods. There is also side access to the side garden. Heading up to the first-floor landing, the first bedroom is found to the left with built-in storage and timber beams. The main bedroom is found adjacent with space for large wardrobes, timber beams and an en-suite shower room. You will also find on the first floor a family bathroom, study bedroom and final fourth bedroom to the front of the house. On the ground floor there is also the integral garage with up and



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over door to the front, power and lighting and space for white goods.

THE GREAT OUTDOORS

The private south facing rear garden is fully enclosed and offers a well-kept, landscaped space ideal for entertaining. The garden comprises lawns, various paved patio areas, a large shingled area with space for pots, a wildlife pond, wood store and timber shed. Accessed via the gate to the side you will find a pretty paved side garden with further space for seating, side access door, oil tank and oil-fired boiler.

OUT & ABOUT

Located ten miles to the south of Diss and within the popular village of Gislegham, which is found on the north Suffolk borders. The village has proved to be a desirable location over the years, having a strong and active local community with good amenities by way of having a village shop, excellent schooling, church and village hall. The property is also within the Hartismere school catchment area. An extensive and diverse range of many day to day amenities and facilities can be found within the market town of Diss lying some ten miles to the north along the A140 and found within the beautiful countryside surrounding the Waveney valley. The town has the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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What3Words : ///overhead.life.stupidly

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area⁽¹⁾
 1734.28 ft²
 161.12 m²

Reduced headroom
 7.19 ft²
 0.67 m²

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