



Gypsy Cottage
Back Street | Gissingham | Suffolk | IP23 8JH

ESCAPE TO THE COUNTRY



This captivating character cottage is loaded to the rafters with personality and charm, having been carefully restored by its current owner. The property offers three bedrooms, a sizeable family room, living room and generous garden. The property is also offered with a useful outbuilding and self-contained shepherd's hut, which is currently rented to holiday makers. Nestled along a quiet lane within a picturesque village, conveniently close to amenities, this property strikes the perfect balance.



KEY FEATURES

- A Pretty Detached, Thatched Cottage (Not Listed) in a Peaceful Rural Location
- Three Bedrooms; Two Bath/Shower Rooms
- Recently Renovated Kitchen
- Living Room and Dining Room; Spacious Triple Aspect Family Room
- Underfloor Heating to some Rooms
- Large Garden of 0.65 of an acre with a Shepherd's Hut – Perfect for Rental or Guests
- Popular Village Location within Easy Reach of Local Amenities
- Off Road Parking for Several Vehicles
- The Accommodation extends to 1,549sq.ft
- Energy Rating: D

With Suffolk pink elevations under the fringe of a hardy reed thatch, there's an irrefutable fairytale quality to this picturesque cottage and it's clear to see that the current owner's affection for it runs deep. "It's hard to explain, but there's something magical about this place," she enthuses. There certainly is an enchanting quality to this charming cottage and the picturesque plot in which it sits.

Conveniently Located

The location couldn't be more ideal. Tucked away along a quiet single-track lane, surrounded by uninterrupted countryside views, this epitomises the essence of a tranquil rural escape. Despite its rural charm, this haven does not mean seclusion. Situated only 15 minutes from Diss and 30 minutes from the pretty town of Bury St Edmunds, convenience is never far away. Over the past decade, the owner has dedicated significant effort to renovating the property. The transformation involved a comprehensive list of improvements, including upgrading the heating system, replacing the wiring, re-plumbing, fitting new windows, adding a new Klargestar waste treatment system as well as building a rear extension. Underfloor heating was also installed to some of the ground floor rooms. Additionally, updates have also been made to the roof and new insulation to the walls and loft now ensure the property remains snug during colder months. "It now gets too warm to have the underfloor heating and the woodburner running together." Not a bad problem to have in an old cottage!

Step Inside

There is character aplenty inside, with exposed beams and charming quirks at every turn. The ground floor unveils a generously sized L-shaped family room, flooded with natural light from its triple aspect and complemented by honey-coloured engineered wood flooring which extends throughout. A multi-fuel burner creates a cosy focal feature. A wall separating the family room from the dining area has been removed, leaving only vertical beams to delineate the spaces.





KEY FEATURES

A door from the dining area leads into a room currently utilised as a study. From here is access to a convenient cloakroom. An additional reception room, currently used as a living room, is located on the east side of the property. However, the spacious family room allows for versatile use of this space for other functions. Stairs leading to the first floor are accessed from here. The kitchen, recently renovated by the current owner approximately a year and a half ago, is thoughtfully designed and well-equipped. It features a u-shaped layout with sleek, white cabinets that offer ample storage space. Modern splashback tiles add a touch of contemporary flair and a water softener has been installed for added convenience. The oven will remain with the property. A beautifully decorated family bathroom can also be found on the ground floor, featuring elegant limestone tiles and a luxurious freestanding double-ended bathtub. The room is complemented by a large shower cubicle and contemporary vanity unit.

There is lapsed planning permission for a single storey extension to the side of the property. Preparations have been made with pipes for underfloor heating and armoured cabling for electricity, allowing for easy extension from the property should planning be renewed.

Explore The First Floor

On the first floor are two double bedrooms and a single. The layout suggests that the property may have originally been two separate cottages, as evidenced by the two staircases serving this level. The principal bedroom offers considerable space and lots of personality - with exposed beams and a lofty vaulted ceiling. Adjacent to this room is a small L-shaped nook currently used for storage. Exiting the principal bedroom, you enter a sizeable landing area, accessed by stairs from the ground floor hallway. This space serves well for storage or a study area and offers access to the single bedroom. The remaining double bedroom is accessed via a separate staircase from the living room but also features a delightful doorway connecting it to the single bedroom next door.

Step Outside

The pretty south facing garden is a standout feature of this property, offering breathtaking views of the surrounding farmland. Enclosed with fencing and hedgerows, it provides a safe and secure space for children and dogs to play. Designed with low maintenance in mind, the main garden is laid predominantly to lawn, bordered by hedgerows and mature trees. There is a sizeable outbuilding and shed, presenting potential for conversion (subject to planning). Also included is a delightful shepherd's hut, currently utilised for Airbnb rentals. This self-contained, fully heated space offers convenient accommodation for guests or holidaymakers. Complete with its own outside seating area, garden and parking space, the hut provides privacy and comfort for guests.

























INFORMATION



On The Doorstep

The village of Gislingham boasts a thriving shop, supplying a wide range of fresh meats, deli items and bakery products and a primary school. Gislingham is a very active village with regular events run from the village hall.

How Far Is It To?

Stowmarket offers a variety of shops and amenities and is located only 10 miles away. The town is served by a selection of shops, schools, pubs and eateries plus a sports centre and cinema as well as a mainline station with direct services into London (80 minutes) and Norwich (30 minutes). Alternatively, the historic town of Diss boasts a variety of shops and services, including a mainline railway station with direct services into London (90 minutes) and Norwich (20 minutes). The cathedral town of Bury St Edmunds is located only 16 miles away. The town offers a fantastic mix of independent shops and high street favourites as well as beautiful outdoor spaces and a thriving arts scene.

Directions

From Diss head west on the A143 and turn left onto the B1113 and head south towards Finningham and take the next left on to back street. The property is on your right.

What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... indoorshikes.com/words

Services, District Council and Tenure

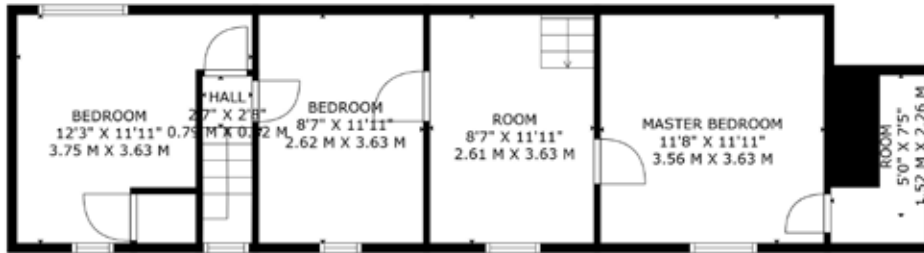
LPG Gas Heating, Mains Water, Private Drainage via Klargester

Broadband Available - please see www.openreach.com/fibre-checker

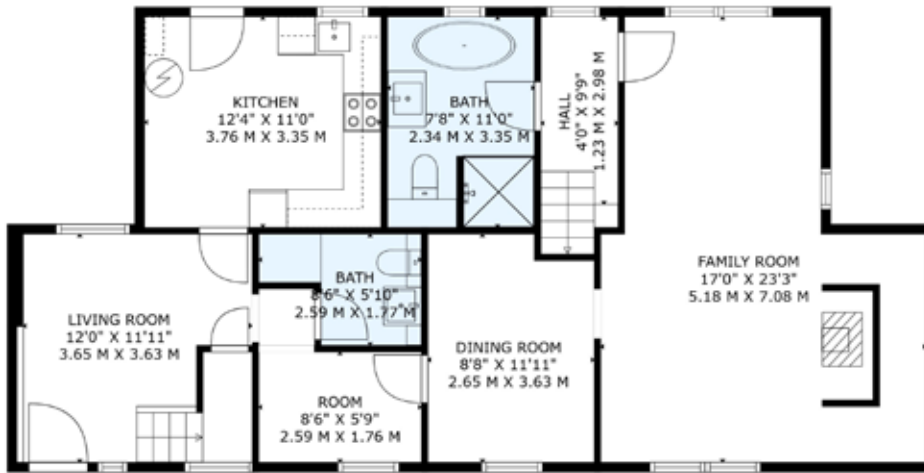
Mobile Phone Reception - varies depending on network provider - please see www.checker.ofcom.org.uk

Mid Suffolk District Council - Tax Band E

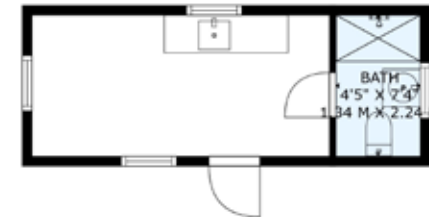
Freehold



FLOOR 2

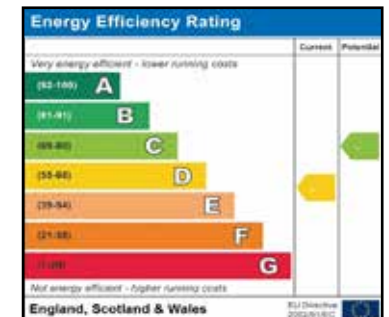


FLOOR 1



TOTAL: 1549 sq. ft, 144 m2
 FLOOR 1: 1112 sq. ft, 103 m2, FLOOR 2: 437 sq. ft, 41 m2
 EXCLUDED AREAS: LOW CEILING: 112 sq. ft, 11 m2

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcpp.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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