



Green Hall
Wickham Road | Finningham | Norfolk | IP14 4HT

ELIZABETHAN MANOR



Built to impress, this magnificent manor house of over 5,000 square feet and set within large gardens is still making a statement almost half a millennium later.

Various additions over the centuries – and extensive recent refurbishments, have resulted in an eight-bedroom property that is beautifully fit for 21st century living and can comfortably accommodate all your needs.



KEY FEATURES

- A Magnificent and Beautifully Restored, Grade II Listed Manor House situated in the Village of Finningham
- Eight Bedrooms: Four Bath/Shower Rooms
- Kitchen/Breakfast Room with Separate Utility, Boot Room and Two Ground Floor WC's
- Five Reception Rooms including a Grand Reception Hall
- The Property provides Multi-Generational Living Opportunities
- Period Features can be Found Throughout
- Fabulous Modern Extension with Elaborate Tie Beams
- Extensive Gardens extend to over 1.5 acres (stms) with a Natural Pond
- Double Garage and Large Area for Parking
- The Accommodation extends to 5,041sq.ft
- No EPC Required

The approach is grand, as befits a local dignitary – and indeed the house was owned for generations by the notable Frere family from 1593 – set far back from the road, up a long drive and behind double gates. A gravelled area in front of the house, wide enough to turn carriages, now provides parking for plenty.

Step Inside

Entry via an enclosed porch is into a grand reception hall, the largest of the original ground floor rooms and one that was intended to convey status. The majestic staircase, an eighteenth century piece with turned ballusters, rises to the first floor, while wooden wainscoting – dark with age – and exposed joists and studwork betray the much earlier construction date. Typically of houses from this period, there is no central hallway. Instead, rooms lead one to another as in a hall house. A large chimney stack is shared with the drawing room next door, indicating that this is the oldest part of the house. A woodburning stove is installed in each hearth. Of particular note is the pretty brickwork, Tudor in style, around the hearth in the end drawing room, a voluminous space of over 300 square feet. Windows on three sides bring light right to the centre of this space which is large enough to require a central structural column.





KEY FEATURES

Old and New

Extending behind the main reception hall is the large modern extension, a spectacular room with elaborate structural tie-beams supporting the vaulted ceiling. Four sets of double doors in oak lead to the garden, making this an ideal space for entertaining, especially in summer. And, at over 550 square feet, there is room for quite a gathering. Currently, the room is arranged as two distinct seating areas as well as a dining table for 14 – with not even a hint of crowding. History is left behind again in the sleek modern kitchen which is designed for ease of use with double eye-level ovens, an induction hob, two sinks and a boiling tap. The pale sage of the cabinets and the honey coloured wooden flooring create a soothing palate and the room is bright with windows on two elevations. A bay at one end is perfect for casual suppers while just off it is a separate space for a perfectly placed formal dining room. At the eastern end of the building, another staircase makes possible a separate suite – downstairs, at the front of the house, a large double-aspect room might be a living room while above it is a bedroom with en-suite bathroom and above that an attic bedroom. Separate from the rest of the house, these rooms would make ideal guest quarters. Also downstairs are a utility, a boot room and two toilets.

Exploring Upstairs

The central staircase leads to the main sleeping quarters, comprising five bedrooms and three beautiful modern bathrooms, two of which are en-suite. The largest bedroom on this floor is a particularly attractive room with windows front and back, a dressing room and a capacious bathroom with twin sinks, a shower stall and a bathtub. At the western end of the house, another staircase leads up to a second attic bedroom. With the bedroom and bathroom directly below, this attic room completes a potential “teen suite” that would be the envy of many.

Step Outside

The grounds stretch into the distance and offer the keen gardener a wealth of opportunity. There is scope for everything here. A vegetable patch with raised beds occupies a sheltered corner in the lee of two elevations. Otherwise the grounds are largely put to lawn with many mature trees and shrubs and a large natural pond.

























INFORMATION



On The Doorstep

A friendly village with an active community group, Finningham enjoys a tranquil spot in the River Dove valley. Country walks are on the doorstep and The White Horse pub serving real ales is just a few steps away. Just half a mile hence is Finbow's Yard which hosts a number of businesses including House of Suffolk distillery, home of Betty's Gin, and EmZo cafe. With DIY and antiques retailers, it's especially useful for the home.

How Far Is It To?

Despite being nestled deep in beautiful Suffolk countryside, the location 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.

Directions

Proceed from the market town of Diss along the A140 in a southerly direction - at the White Horse Inn take a right hand turn and follow the road. On arriving in the village of Finningham the property will be found on the right hand side set back from the road beyond electric double gates.

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... [steaming.september.myself](https://www.threewords.com/)

Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage

Broadband Available - vendor uses EE

Mobile Phone Reception - varies depending on network provider

Please see www.ofcom.org.uk - to check Mobile/Broadband Availability

Mid Suffolk District Council - Tax Band G

Freehold



Wickham Road, Finningham IP144HT

TOTAL APPROX. FLOOR AREA 5,041 SQ.FT 468 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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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