



The Hayloft  
Wickham Road | Finningham, Stowmarket | Suffolk | IP14 4HT



# BRIGHT AND SPACIOUS HOME



Forget what you know about barn conversions – this one rewrites the book. A glorious, sun-filled open-plan home that thinks it's bigger than it is, this two-bed-two-bath property is quite out of the ordinary. Located in the sought after village of Finningham in Suffolk this lovely home is one you will want to view.







# KEY FEATURES

- Stunning Detached Barn Conversion
- Open Plan Living Accommodation
- Handcrafted Stylish Kitchen
- Oak Framed Central Staircase to Galleried Landing
- A Wealth of Character and Exposed Beams
- Vaulted Main Bedroom with En suite Shower Room
- Guest Bedroom with En Suite shower Room
- Downstairs Utility and WC
- Double Oak Framed Cart Lodge and Parking
- Easy to Maintain Pretty Garden

The house is in the curtilage of its listed neighbour, a large Elizabethan manor house, and was once the pertaining hayloft for that property. It therefore enjoys a privileged position on the shared private drive over which it has access rights. Converted by local experienced developers Rokeby and Ryder in 2016, the property has since had just one careful owner. "It wasn't at all what we were looking for," she explains, "but as soon as we saw it, we liked everything about it!" At first glance, you might not even recognise the house as a converted agricultural building – nowhere are the usual black boards and pantiles. Instead, a smooth slate pitched roof sits above white render with grey timber windows. Sophisticated rather than rustic is the theme throughout.

## Step Inside

Entry is directly into a broad reception hall which is effectively integrated into the open-plan layout. Ahead is the extraordinary oak staircase, open underneath and with glass balustrades which assist the movement of light up and down through the space. To your left is a dining area and, beyond it, the large square kitchen-breakfast room. Underfoot are pale large-format ceramic tiles, looking every bit like stone, and beneath them underfloor heating. Unlike some conversions, visible structural timbers are few which lifts the space considerably. Where timbers are on view, as they are above the enormous kitchen island, they are often earning their keep by concealing lights. The design of the kitchen – a single long run of units and the almost 2.5-metre-long island – is unfussy, elegant and efficient. Hand-built units finished in Farrow & Ball 'Purbeck Stone' support a Corian worktop and a solid oak island. This last, says the owner, is "great for wrapping Christmas presents", and indeed its size will be great for any projects where you need to spread out.







# KEY FEATURES

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The Cookmaster stove is all electric with five burners, two ovens and a grill. To its right is a full-height pantry cupboard. With all of its space and storage, this kitchen will be a dream to work in and keeping it clean and tidy will be simplicity itself. As you head back to the other end of the house, look left past the stairs to the tall cabinet finished in Neptune Fog Grey. Made by Neptune, this is – believe it or not – an entire home office where laptop, printer and files can be kept out of sight, and it's for sale by separate negotiation.

## Informal Division

Although the large sitting room is entirely open to the rest of the ground floor, it is nicely delineated by the floor treatment which changes from ceramic tile to sisal. Windows on three elevations flood the space with light all day and, with the exception of two structural arches in natural wood, all ceiling beams are whitewashed. The result is a light and airy room which stretches away in all directions. Also downstairs is a utility with a large cupboard and a WC.

## Exploring Upstairs

Ascending the staircase brings you to a landing reminiscent of a highline walkway. With uninterrupted views through glass on both sides, you feel as if you're floating mid-air – a dramatic piece of architectural design which also promotes connectivity throughout the house. Up here are two large bedrooms with partly vaulted ceilings and skylights as well as casements. Both rooms have stunning modern bathrooms cleverly tucked into the pitch of the roof. The smaller of the bedrooms has a run of built-in cupboards while the larger has more than enough room for free-standing furniture.

## Step Outside

A wide brick drive sweeps around the front of the house and provides an outside seating area. Beech hedges surround the property adding seclusion as well as year-round interest. Beyond a yearly clipping of the hedges and regular mowing, there is relatively little to do than enjoy this lovely south-facing space. A double cartlodge with automatic lighting provides undercover parking in addition to the drive.







































# INFORMATION

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## 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

Connectivity farther afield is good. 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

Travelling from Diss along the A143 towards Bury St Edmunds turn left onto B113 signposted Gislingham and Finningham. Continue for approx 7 miles and then turn left onto Wickham Road. Enter the village and the property will be found on the left.

## Agents Note

The Hayloft has a Right of Access over the driveway which is owned by Green Hall.

## What Three Words Location

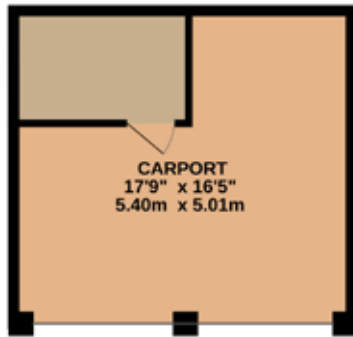
Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [visits.topics.doll](https://visits.topics.doll)

## Services, District Council and Tenure

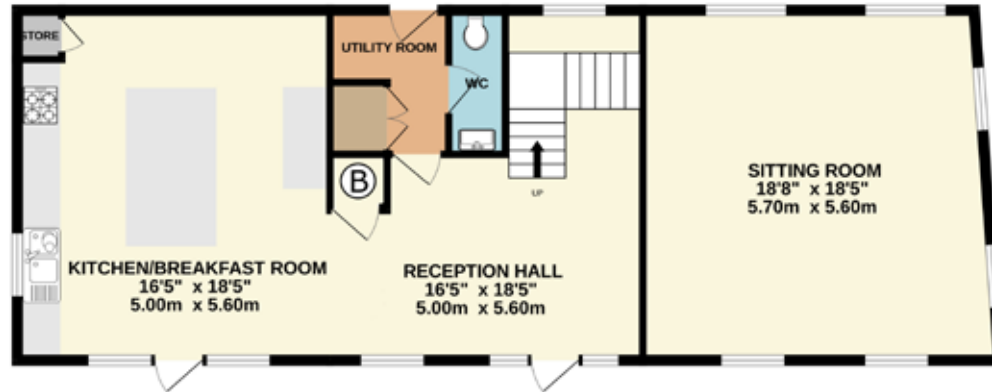
Air Source Heat Pump Heating with underfloor heating to the ground floor, radiators to first floor. Mains Water, Electricity and Drainage.  
Broadband Available - please see [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)  
Mobile Phone Reception - varies depending on network provider  
Please see [www.ofcom.org.uk](http://www.ofcom.org.uk) - to check Mobile/Broadband Availability  
Mid Suffolk District Council - Tax Band D  
Freehold



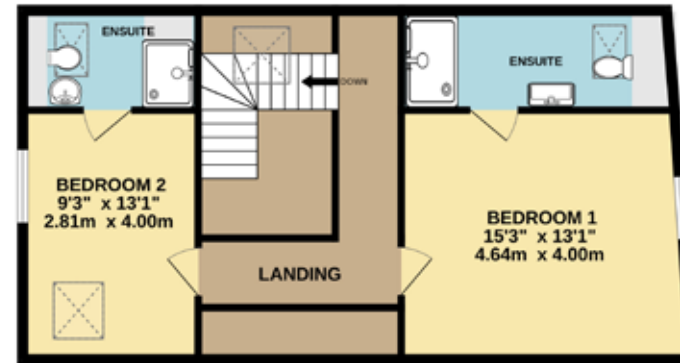
**CAR PORT**  
289 sq.ft. (26.8 sq.m.) approx.



**GROUND FLOOR**  
926 sq.ft. (86.0 sq.m.) approx.



**1ST FLOOR**  
632 sq.ft. (58.7 sq.m.) approx.



**TOTAL FLOOR AREA : 1847 sq.ft. (171.6 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	70   C	78   C
39-54	E		
21-38	F		
1-20	G		

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.





# FINE & COUNTRY

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

