



Foundation House  
Mill Street | Gislegham | Suffolk | IP23 8JT



# AN HISTORIC HOME



This historic property has been meticulously restored in the past year, including brand-new thatch. With four bedrooms, two bathrooms, spacious reception rooms and a beautiful new kitchen, it's move-in ready. Yet if you fancy a chance to increase your living space, the attic floor and a large outbuilding await your vision.



# KEY FEATURES

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- Exquisite Grade II Listed Period Home
- Completely Renovated To A High Standard
- New Thatched Roof - Completed in April 2024
- Four First Floor Bedrooms
- First Floor Bathroom and Ground Floor Shower Room
- Two Charming Reception Rooms
- Fitted Kitchen Breakfast Room
- Garage and Off Road Parking
- Very Useful Outbuilding - Potential Annexe - Subject To Consents Being Obtained
- Charming Gardens With Pond

This stunning home with its brand-new thatch completed just three months ago is a head turning proposition for new owners. The thatched roof is undeniably a large part of the attraction of this very pretty pink former place of learning. Built in the mid-1600s, it sits back from the road with lawns and a pair of ancient apple trees in front. Multi-paned sashes with decorative moulding above are possibly a later improvement on earlier windows and, with the pitched porch, add a degree of grandeur of which the Georgian period was so fond. The intriguing blind window above the porch might reveal its history if interrogated. The window tax of 1696? Or an aesthetic feature to improve symmetry? Either way, it's a part of the overall historic appeal here.

## Step Inside

Entry is directly into part of the main reception room, probably once the school room. Ahead a flight of stairs runs up the side of the huge central brick chimney stack. Turning left brings you into this vast reception room, currently used as a dining room. At over 500 square feet, this is an imposing space. Uniform oak beams cross ceilings and walls, as they do throughout most of the house, some bearing ancient graffiti. Running the depth of the house, as was customary, the room is illuminated by a window to the front and a glass door to the rear. There is an impressively wide inglenook in the Dining Room. A door from this room leads to the sitting room, another generously proportioned and double-aspect room with plenty of seating space. Side by side, these two expansive rooms will be superb for special occasions, family Christmases or entertaining in general.





# KEY FEATURES

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## Traditional Kitchen

At the other end of the house is the bright and sunny kitchen. This is a recent and sensitive refit comprising base units and a sit-up island in an attractive duck-egg green with wooden worktops above and, fittingly, a Belfast sink. Wall units are largely absent which keeps the space light and open. Instead, the walls are dotted with a handful of narrow wooden display shelves. Traditional quarry-style flooring is an appropriate and attractive choice. What was once the kitchen fireplace has been turned into a cosy reading nook. Next to the kitchen is a bathroom with a pretty roll-top tub and Victorian-style floor tiles.

## Exploring Upstairs

The central staircase rises to a landing which runs along the front of the house. At the west side of the building, a large bedroom, bright and with beams absent, enjoys windows to the west and south. The principal bedroom, above the dining room, is larger still, with beams and a charming leaded casement. There is a beautifully fitted shower room with wonderful Victorian style tiles. At the end of the long landing, a door so heavy and ancient it might well be original to the house, leads to a suite of two adjoining rooms, the third and fourth bedrooms on this floor.

## Further Rooms For Renovation

A set of steps from the end bedroom leads to the attic floor. Up here a run of three rooms in the pitch of the roof lead one to another covering the entire footprint of the house. These have not yet been renovated and present a great opportunity for developing work-from-home spaces or further bedrooms subject to the usual consents. A detached outbuilding with garage, large room and two smaller storerooms is also undeveloped. Subject to local planning consents, you might create an ideally situated granny annexe or guest accommodation.

## Step Outside

The south-facing rear garden gets daylong sunshine. A stone terrace occupies a sheltered spot between the house and the detached outbuilding. Overlooking a large pond with much visiting birdlife, this is a lovely spot any time of day – with coffee in the morning or a glass of wine of an evening. Largely put to grass, but with plenty of mature shrubbery and trees, this will be a low-maintenance plot and something of a blank canvas on which to design your ideal country garden.













LAUNDRY  
RULES  
I'll wash  
I'll wash it









Attic Rooms - Main House





Garage/Outbuilding











# INFORMATION

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## On The Doorstep

Gislingham has a village shop and a thriving village hall with many regular classes and events and a popular monthly pub night. The local playpark and playing field are very well kept and the village primary school has been rated "outstanding". Dog-owners and walkers will be pleased to discover so many country walks on the doorstep.

## How Far Is It To

Although nestled deep in the Suffolk countryside, Gislingham is well connected farther afield thanks to the proximity of the arterial A140 which will get you to Ipswich in a little over half an hour and Norwich in 45 minutes. Meanwhile Stowmarket, with its supermarkets, cinema, The John Peel Centre for Creative Arts, and renowned and respected youth centre The Mix is just 20 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 A143 in a westerly direction and follow the road through the village of Wortham. Some distance along there will be a turning on the left hand side signposted Stowmarket. Take this turning and follow the road taking a left hand turn signposted Gislingham. Proceed in the village and the property will be found on the right hand side just before the village hall.

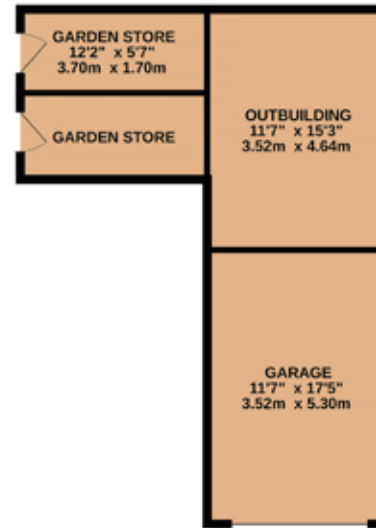
## What Three Words Location

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... contain.caring.birthdays

## Services, District Council and Tenure

Oil Central Heating, Mains Water, Electricity & 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 E  
Freehold

**GARAGE & OUTBUILDINGS**  
504 sq.ft. (46.8 sq.m.) approx.



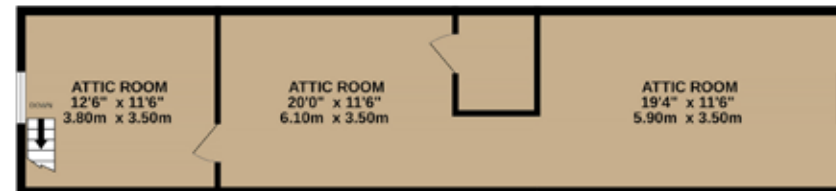
**GROUND FLOOR**  
903 sq.ft. (83.9 sq.m.) approx.



**1ST FLOOR**  
858 sq.ft. (79.7 sq.m.) approx.



**2ND FLOOR**  
598 sq.ft. (55.5 sq.m.) approx.



**TOTAL FLOOR AREA : 2863 sq.ft. (266.0 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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# FINE & COUNTRY

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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