



**Manor Farm House**  
**Little Green, Gislingham, Suffolk**

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# Manor Farm House, Mill Street, Little Green, Gislingham, Suffolk IP23 8JR

The hamlet of Little Green is close to the village of Gislingham midway between Diss and Stowmarket which offers everyday amenities including village stores, primary school and church. The small market town of Eye is approximately 6 miles with a more extensive range of amenities including a health centre and community hospital. The larger towns of Stowmarket (9 miles) and Diss (10 miles) offer an extensive range of schooling, shopping, recreational and cultural facilities including mainline rail links to London Liverpool Street. The historic town of Bury St Edmunds with its array of award-winning restaurants, culture and shopping, including Waitrose, lies just 13 miles to the west.

Manor Farm House is a six-bedroom, Grade II\* Listed house of significant historical importance dating back to the 15th century with planning permission for a one-bedroom annexe ideal for multi-generational living. Located in the hamlet of Little Green close to the village of Gislingham midway between Diss and Stowmarket, Manor Farm House offers an idyllic lifestyle with approximately 1.4 acres of grounds, a variety of outbuildings, a three-sided moat, off-street parking and garaging.

## **An outstanding six-bedroom detached Grade II\* Listed house with planning permission for a 1 bedroom annexe enjoying an idyllic setting with grounds measuring approximately 1.4 acres.**

### **Key Features:**

**Location:** Little Green, Gislingham, Suffolk, offers a tranquil village life with essential amenities such as village stores, a primary school and a church, yet is within easy reach of Diss (10 miles), Stowmarket (9 miles), and Bury St Edmunds (13 miles), providing extensive shopping, recreational, and cultural facilities.

**Historical Charm:** The property retains its period charm with features like inglenook fireplaces, mullioned windows and extensive timber and studwork, offering a unique historical living experience.

**Modern Comforts:** Enjoy modern amenities with hard wired Wi-Fi extenders, a new app-linked house and outbuilding alarm installed in 2023 and planning permission for a one-bedroom annexe, ensuring both comfort and connectivity. (Planning reference DC/23/03098)

### **Recent Improvements:**

Additional sensitive internal and external redecorations enhance the living spaces.

Pleached Hornbeam trees installed by a leading garden designer in 2023 increase privacy, creating a secluded retreat.

### ----- **ACCOMMODATION**

Front glazed entrance door;

**DINING HALL:** (19'5 x 16'6). A substantial room perfect for hosting dinners with double aspect mullion windows, an inglenook fireplace with a wood-burning stove and exposed timbers and studwork, creating a warm and inviting atmosphere.

**DRAWING ROOM:** (19'3 x 18'6). Ideal for relaxing or entertaining, featuring a large inglenook fireplace, double aspect windows and access to the garden room.

**GARDEN ROOM:** (17'9 x 7'2). Offers stunning views of the rear and formal gardens, perfect for enjoying warm summer days with double doors leading to the grounds.

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**KITCHEN/BREAKFAST ROOM:** (17'9 x 17'0). The heart of the home, with matching wall and base units, a Butler style sink, integrated appliances, and a fireplace with an AGA, making it a cosy space for family meals.

**SITTING ROOM:** (17'7 x 16'8). A versatile room with triple aspect windows, ideal for family gatherings or as a quiet retreat.

**STUDY:** (9'8 x 8'8). A useful space for working from home, with rear aspect and exposed timbers.

**UTILITY ROOM:** (11'3 x 9'1). Equipped with built-in storage cupboards, base units, a Butler style sink and an external door, making household tasks convenient.

**CLOAKROOM:** Having wash hand basin and W.C.

## First floor

**BEDROOM 1:** (20'0 x 13'9). A luxurious master suite with double aspect windows, built-in wardrobes, a feature fireplace, walk-in **DRESSING ROOM** and a spacious **EN SUITE** with a roll top bath, separate shower, W.C. and wash hand basin with vanity unit surround.

**BEDROOM 2:** (19'7 x 16'7). An excellent size room with double aspect views, built-in wardrobe, and access to a **JACK AND JILL EN SUITE** shared with Bedroom 6. Built-in shower cubicle, wash hand basin and W.C.

**ADDITIONAL BEDROOMS:** Four further bedrooms with charming views and exposed timbers.

**FAMILY BATHROOM:** Features a shower, wash hand basin, wood panelled bath and W.C.

## Second Floor

**ATTIC ROOMS:** Two substantial rooms ideal for storage, offering additional space for various uses.

## Outside

**ACCESS:** Electric wooden double gates open to an extensive driveway, providing a grand entrance.

**OUTBUILDINGS:** Include a main area, garage and storage space, offering versatility for hobbies or storage.

**DOUBLE GARAGE:** (18'6 x 16'6). With power and light connected.

**GROUNDS:** Approximately 1.4 acres of beautifully landscaped grounds with established trees, a moated area, a footbridge, a summerhouse, and various terraces and garden features, perfect for outdoor living and entertaining.

**Fish-Stocked Moat:** Home to many species, including ducks, moorhens, kingfishers and dragonflies, creating a serene and picturesque environment.

**Orchard:** Includes cooking apples, eating apples, and pears, ideal for enjoying fresh fruit from your own garden.

**Summerhouse** (29'6 x 18'): Formerly a stable block, offering an excellent space for a workshop or studio.

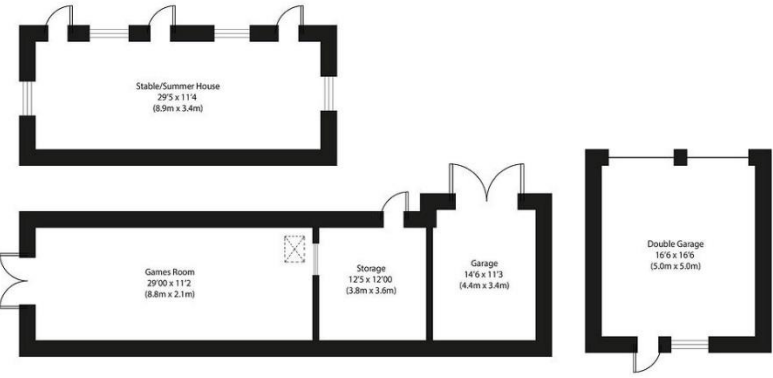
**SERVICES:** Mains water, drainage and electricity are connected. Oil fired heating to radiators. NOTE: None of these services have been tested by the agent.

**LOCAL AUTHORITY:** Mid Suffolk District Council. Band G  
**BROADBAND & MOBILE:** Please see our website and Ofcom.org.uk for further details.

**VIEWING:** Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245.

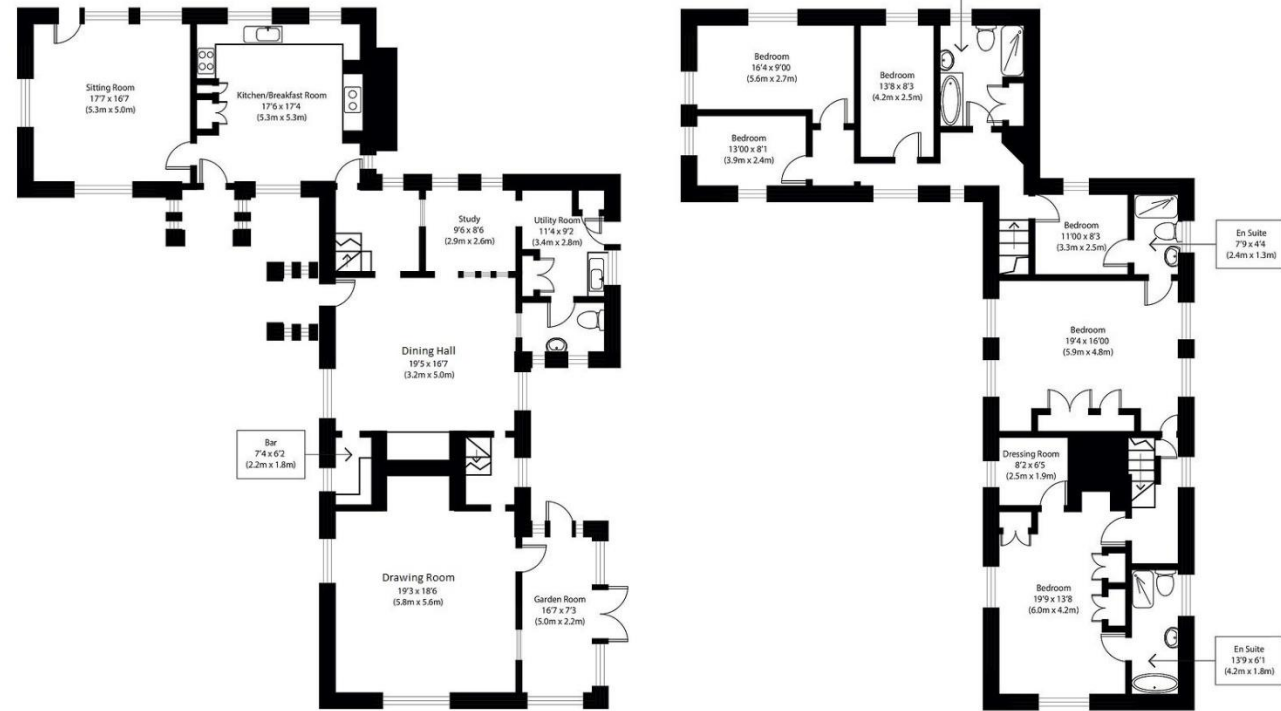
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Approximate Gross Internal Area  
Main House 3585 sq ft (333 sq m)  
Outbuildings 1250 sq ft (116 sq m)  
Total 4835 sq ft (449 sq m)

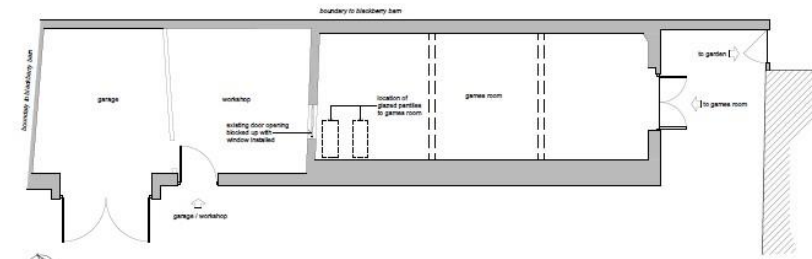
Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photobuzzgroup.co.uk



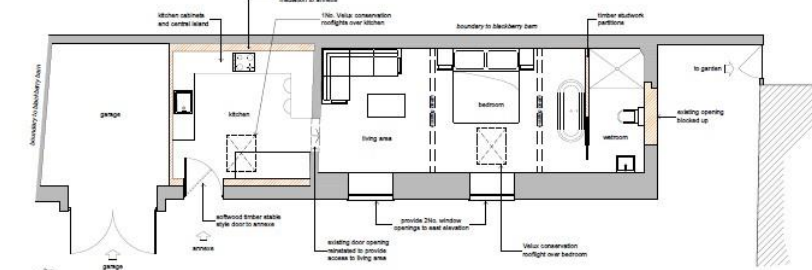
Ground Floor

First Floor

## Existing and Proposed plans for 1 bedroom annexe – Planning reference DC/23/03098



Existing Ground Floor Plan  
(1:50 Scale)



Proposed Ground Floor Plan  
(1:50 Scale)





