



Black Barn
Gissing | Diss | Norfolk | IP22 5UT

YOUR PLACE IN THE COUNTRY



This wonderful five-bedroom, Grade II listed barn conversion in an idyllic setting offers something for everyone. With two fantastic open plan reception areas and five bedrooms there is versatility in the use of space, whether wanting a family home, entertaining space or multi-generational living. The refurbishment involved installing an Air Source Heat pump system, a water heating system and solar panels making this barn an amazingly ecofriendly economic proposition with the incredible EPC rating of B – this barn gives you a character property with complete peace of mind.



KEY FEATURES

- Beautiful 5 bedroom Grade II Listed Barn Conversion
- Situated in a plot of about 0.8 acres
- Fantastic principal bedroom suite with ensuite and dressing room
- Potential for integral annexe
- Wonderful views of surrounding countryside
- Triple Garage with Electric Roller Doors and workshop with potential annexe capability
- Exceptional EPC Rating = B
- Approximately 3000square feet of living space
- Short drive from London rail links and amenities of Diss
- Chain Free

The current owners were drawn to the barn as soon as they saw it, with imagination and vision they transformed the ancient 15th Century building to a magnificent family home, blending contemporary convenience and eco awareness with respect to the history of the building whilst future proofing this beautiful restoration.

Step Inside

The main door leads to a small lobby straight into the “great room” of the barn, here weathered ancient timbers intermingle with sophisticated flooring to offer a welcoming seating and dining space for friends and family to gather. With underflooring heating throughout the whole barn and a wonderful fireplace the family room is always a cosy space. On one side of this room are two bedrooms with ensuite and study. On the other side is a bedroom and family shower room plus utility room with doors to outside plus separate stairs to the first floor. The large stylish kitchen is off connecting double doors from main room and has built in appliances, a breakfast bar, with space for dining table, sofas and offers a variety of configurations of furniture to suit your needs. The beautifully crafted wooden worktops reflect the timbers throughout and remind you of the historic home you are in.

Sunrise to Sunset through the Seasons

The current owners spend a lot of time in the huge contemporary kitchen/dining area, opening the expanse of bifold doors to take morning tea or enjoying dinner in the evening whilst taking in the breathtaking sunsets through the silhouetted trees. They say that every morning they wake up with such an appreciation of where they live. This barn is Christmas itself...there is room to welcome all the family to stay and space for an enormous Christmas tree standing in the ground floor living area stretching to the galleried cosy first floor lounge. This galleried sitting room is the go to place for snuggling down with a good book, for family board games, gaming and hobbies.





KEY FEATURES

Exploring Upstairs

Tasteful glass and oak stairs from the main room take you to the expansive principal bedroom with stunning ensuite and dressing room. Walk here to the galleried lounge area and across to another good-sized bedroom with chic family shower room. All the first floor has lovingly restored beam work and Velux windows continuing the blended ancient and modern bright airy feel to the barn.

A Home for All

The versatility of Black Barn is endless. The five bedrooms and two living areas already provide plenty of space and privacy for family life but as a multigenerational home this property can offer whatever you need. A separate staircase leads from the ground floor bedroom and shower to the same upstairs and the ground floor could easily be converted to living area making this the perfect annexe. With lockable internal door to the main barn and french doors as well as a side door to the gardens, this would be an easy conversion and indeed the current owners lived in this space initially whilst the rest of the renovations took place. The galleried first floor lounge leading to bedroom and shower room again could easily cater as separate living space.

Step Outside

Electric gates set the scene, leading to large gravel drive with parking for several cars as well as a triple garage with electric roller doors and workshop space plus a wet room and WC – this is as fully insulated as the house and could be converted to living accommodation if required. The formal garden boasts two decking areas, one with pretty ornamental pond and pergola adding interest, and allows you to seek sun or shade during the seasons. The easy to maintain lawns with mature shrubs sprawl away to the paddocks making this a tranquil place to just take a breath from the busy lives we all lead.

On The Doorstep

Gissing is a charming, rural village with easy access to the A140. Steeped in history its medieval church stands as a testament to its long and storied past. Gissing is a close-knit and welcoming community with thriving pub, bowling green and community centre with pre-school as well as a fantastic network of footpaths to explore country walks.





























INFORMATION



How Far Is It to....

Five miles away is the market town of Diss with direct rail service to London Liverpool Street in just 90 minutes. Amenities here include medical and dental practice, supermarkets, independent shops, cafes and pubs, The Corn Exchange venue plus various sporting facilities. Drive 30 minutes to Norwich offering shopping, theatres, and excellent transport links with main line rail service to London Liverpool Street and international airport.

Directions

From Diss head up the Burston road to Burston and turn left onto Gissing Road. Follow up and take a right on to Burston Road, and follow until you see a right hand turning to Malthouse lane. Continue along Malthouse Lane up and the property is on the left.

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... [///homeward.slurping.science](http://homeward.slurping.science)

Services, District Council and Tenure

Air Source Heat Pump with underfloor heating throughout
Mains Electricity & Water
Shared Domestic Treatment Plant

Broadband Available – FTTP – Fibre to the premises - The property benefits from B4RN and 1GB producing a high-speed fibre broadband internet connection please see www.openreach.com/fibre-checker

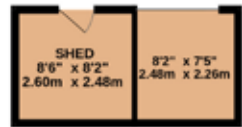
Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk - to check

South Norfolk District Council - Tax Band F

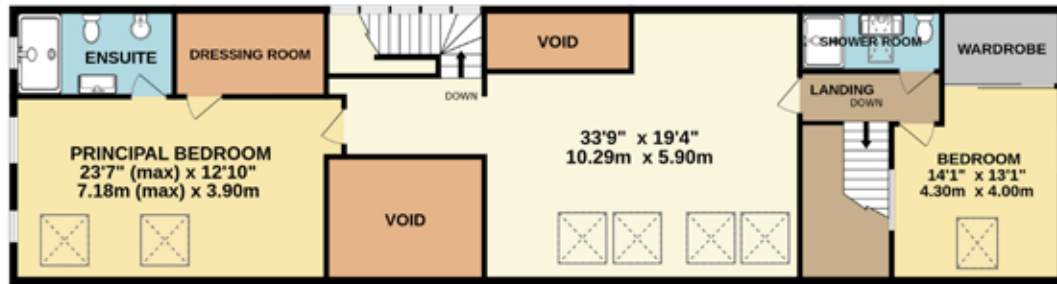
Tenure: Freehold

EPC Rating B

GROUND FLOOR
1813 sq.ft. (168.5 sq.m.) approx.



1ST FLOOR
1440 sq.ft. (133.8 sq.m.) approx.



TOTAL FLOOR AREA : 4170 sq.ft. (387.4 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	83	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

Fine & Country Foundation, charity no. 1160989

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