



Princes Farmhouse
Gislingham | Eye | Suffolk | IP23 8HS

A RARE AND CHARACTERFUL HOME



This extraordinary 5-bedroom Grade II listed Suffolk farmhouse is more than a property — it is a piece of living history, lovingly maintained and ready to welcome its next custodians. Combining heritage and charm, this home presents as a unique and timeless residence, in a central village location but still rural, it is close to day-to-day amenities and road and rail commuter links.



KEY FEATURES

- Fine Grade II Listed Period House
- Central Village Location
- Accommodation Over Three Floors
- Five Comfortable Bedrooms
- Super Aga Kitchen Breakfast Room
- Sitting Room, Dining Room and Living Room
- Snug, Boot Room and Office plus Cellar
- Wonderful Gardens Extending To Around 0.47 Of An Acre
- Family Bathroom, Cloakroom and Ensuite Wash Room
- Work Shop and Cart Lodge – Plus Off Road Parking

The current owners fell in love with this home as soon as they walked in - it shouts, "family and friends all welcome" and is the perfect family home and party house. Originally part of Thornham Estate and having served as a doctor's surgery and a restaurant/Café in its past, this home provides multiple reception rooms to suit all tastes. There is so much space for guests to spread out, especially in winter when the cosiness comes into its own so whether working, chatting, playing music or just relaxing, you have it all here - complimented by the plentiful bedroom accommodation offering privacy and space for large families and guests, and gardens offering multiple areas to relax in.

Step Inside

Stepping into the practical brick floor and characterful beamed entrance hall you are simply transported back in time. Open the door to the sitting room straight ahead and a cosiness strikes you - a comfortable relaxing space for reading or entertaining. Left of the entrance hall is the wonderful kitchen breakfast room - this custom-built handmade kitchen with solid granite worktops and Italian marble flooring embraces the family, providing space for breakfast and lunch and for informal dining. Both beautiful and practical there is also an integrated Bosch dishwasher, a great addition for everyday use and a real asset when entertaining. The current owners installed the 4-oven AGA making feeding a crowd a pleasure complimented by the practical utility/laundry room. Just off the kitchen is the dining room creating a seamless flow, and this is an impressive room with brick floor, weathered beams, wood burner and a real sense of occasion to it - many family celebrations and friends have been hosted here with ample room to seat everybody. The dual aspect living room is an expansive space with room for people to gather by the open fire and beautiful beams that could tell a tale or two. A further little snug is found just off the kitchen and in 2008 the owners converted the garage into boot room, larder/store, and office. These extra rooms offer versatility in use and are wonderful practical additions to a country living lifestyle - no worries about muddy paws and hiking boots here, plenty of space for drying off. The icing on the cake here is the cellar - currently used as a music room, nicely set away from the social and sleeping hubs and a space to be really enjoyed.





KEY FEATURES

Soul & Stature

Lovingly cared for by the current owners since October 1999, the property seamlessly blends historical integrity with comfortable modern living. From its atmospheric rooms and centuries-old timbers to modern services and flexible accommodation, this is a home of soul, stature, and enduring charm. Visitors comment on the welcoming ambience and the easy flow of the layout – and the house has hosted over 50 people on occasion including weddings and milestone birthdays. With the fire lit in winter the living room is a special spot, encouraging you to linger over a glass of something warming, and the oldest room in the house, the dining room, is a favourite with the current owners who enjoy entertaining dinner and party guests here.

Exploring Upstairs

The main staircase from the dining room leads to a large landing with a bedroom either side of it, a great lay out for guest privacy. These rooms are generous and share a good-sized family bathroom with large shower and separate bath. A separate staircase from the small hall between the living room and dining room takes you to the wonderful dual aspect principal bedroom on the first floor, with its own ensuite. This generous room offers versatility of layout with space for a dressing area and a fireplace too, a very comfortable and calming room. A spiral staircase from the main landing leads to the second floor where two further bedrooms, set beautifully in the eaves are found. Currently used as guest rooms, these would make a fabulous space for teens seeking a bit of independence, to have their own lounge up here, or gaming den perhaps. An attic room providing large storage space completes this floor.

Step Outside

The home enjoys a central village and beautifully established setting and along the front boundary, three mature trees enhance the character and privacy of the grounds while adding a sense of heritage to the approach. At approximately 0.47 acres, the gardens offer generous space for outdoor living, planting, and relaxation and provides garden “rooms” to enjoy. The decking by the pond catches the last of the sun and is a go to spot for afternoon tea or pre dinner drinks and nibbles. The patio by the kitchen offers a pleasant spot to sit which catches the early to late morning sun. The current owners have grown their own vegetables, herbs salad leaves and spinach in beds, pots and on the planting tables and kept chickens for many years.

The grounds have proved a great space for children to play, and a good entertaining space too with people even camping there when holding larger events! With mature gardens and planting it's no surprise that wildlife also enjoys the grounds and birds and deer are frequent visitors, while sparrowhawks, red kites, kestrels and buzzards are often seen overhead and in the surrounding countryside.





































INFORMATION



On The Doorstep

Gislingham has a village shop and an active community with a variety of regular exercise classes, plus clubs including a bowls club, book club, WI, and a thriving village hall offering many events including quizzes, race nights and music events. The local playpark and playing field are well maintained and the village primary school, with play school and nursery, has been rated "outstanding." Nearby Botesdale has an excellent health centre. Dog-owners and walkers will be pleased to discover so many country walks on the doorstep.

How Far Is It To....

Gislingham might be a rural haven but enjoys easy access to the A12 and A14 taking you to Bury St Edmunds, Ipswich, and Norwich for a wealth of cultural, sports and retail facilities. Both Diss and Stowmarket, are in reach with frequent rail connections on the London-Norwich mainline, as well as services to Bury St Edmunds and Cambridge giving access to the Midlands, whilst historic Eye is a wonderful place to visit.

Directions: The property is located close to the centre of the village of Gislingham on the junction of Thornham Road, Mill Street and High Street, close to 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... What 3 Words Location [///boats.catching.dried](http://boats.catching.dried)

Services, District Council and Tenure

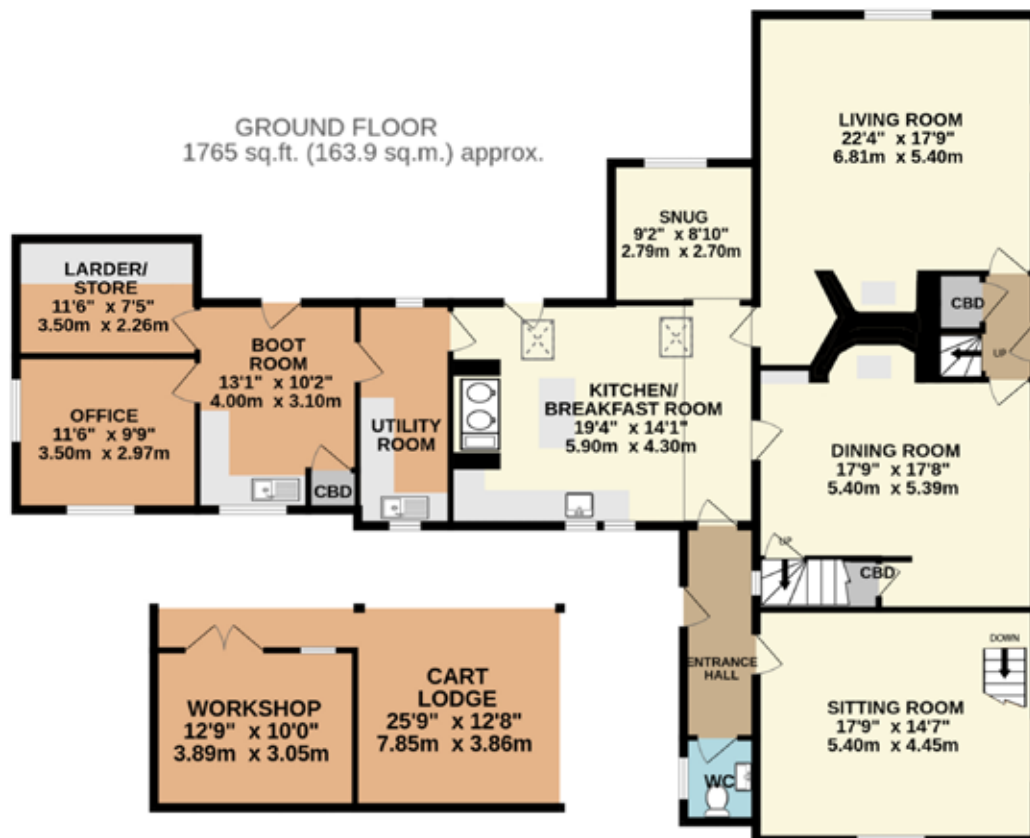
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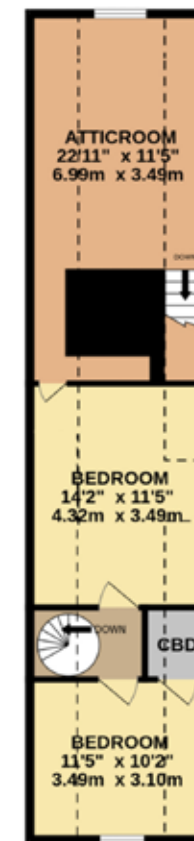
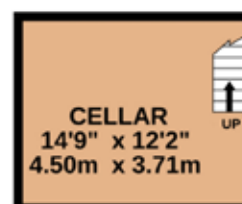
Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk to check.

Mid Suffolk District Council – Band F- Freehold



TOTAL FLOOR AREA (approx.)

Accommodation: 3566 sq.ft (331.3 sq.m) - Outbuildings: 180 sq.ft (16.7 sq.m)
Measurements are approximate. Not to scale. Illustrative purposes only.
Produced for Fine & Country Estate Agent.



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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Fine & Country Regional Office
3 Navire House, Mere Street, Diss, Norfolk, IP22 4AG
01379 646020 | diss@fineandcountry.com

