



Period barn situated in the centre of the village

Church Mouse Barn, Gislingham Road, Finningham, IP14 4JA

Freehold



4 bedrooms • 2 bathrooms (1 en suite) • 2 reception rooms • Kitchen & utility • Study & cloakroom • Garage/gym with studio above • Patio & courtyard garden

Local information

Church Mouse Barn is situated in a conservation area in the heart of Finningham village which has a village green, pub, church and is situated between Stowmarket and Diss, which offer a wide range of facilities.

The historic town market of Bury St Edmunds is close by also offering a further range of amenities.

The A140 passes four miles to the east and links the county towns of Ipswich and Norwich with their more extensive range of shopping, recreational and educational facilities.

Sporting activities in the area include golf courses at Diss, Bury St Edmunds and Stowmarket.

There are main line railway stations at both Stowmarket and Ipswich, the journey times taking approximately 75 and 65 minutes respectively to London's Liverpool Street Station. The Suffolk Heritage Coast is approximately 50 minutes away.

About this property

Church Mouse Barn is constructed from a timber frame with Suffolk black weather boarding under a tiled roof.

Grade II Listed of Special Architectural and or Historical Interest, the property is believed to date back to the 1600's and displays a wealth of features throughout.

Within the main accommodation

there are two spacious reception rooms with a wood burning stove set within a large inglenook fireplace between the two rooms. The main hall also gives access to the kitchen, study and cloakroom.

The first floor leads through to the principal bedroom which benefits from an en suite shower room, as well as a further three bedrooms, one of which has a large mezzanine area, and the family bathroom.

Outside

The property is approached via a wooden five bar gate, over a gravel drive which provides parking for numerous vehicles. The garage/gym, with studio above, lies directly opposite the barn.

The patio and inner courtyard lies along the eastern elevation, perfect for al fresco dining with delightful views over the river.

Services:

Mains water, electricity, drainage. Night storage heaters.

Tenure

Freehold

Local Authority

Mid Suffolk District Council

EPC rating = Exempt

Viewing

Strictly by appointment with Savills





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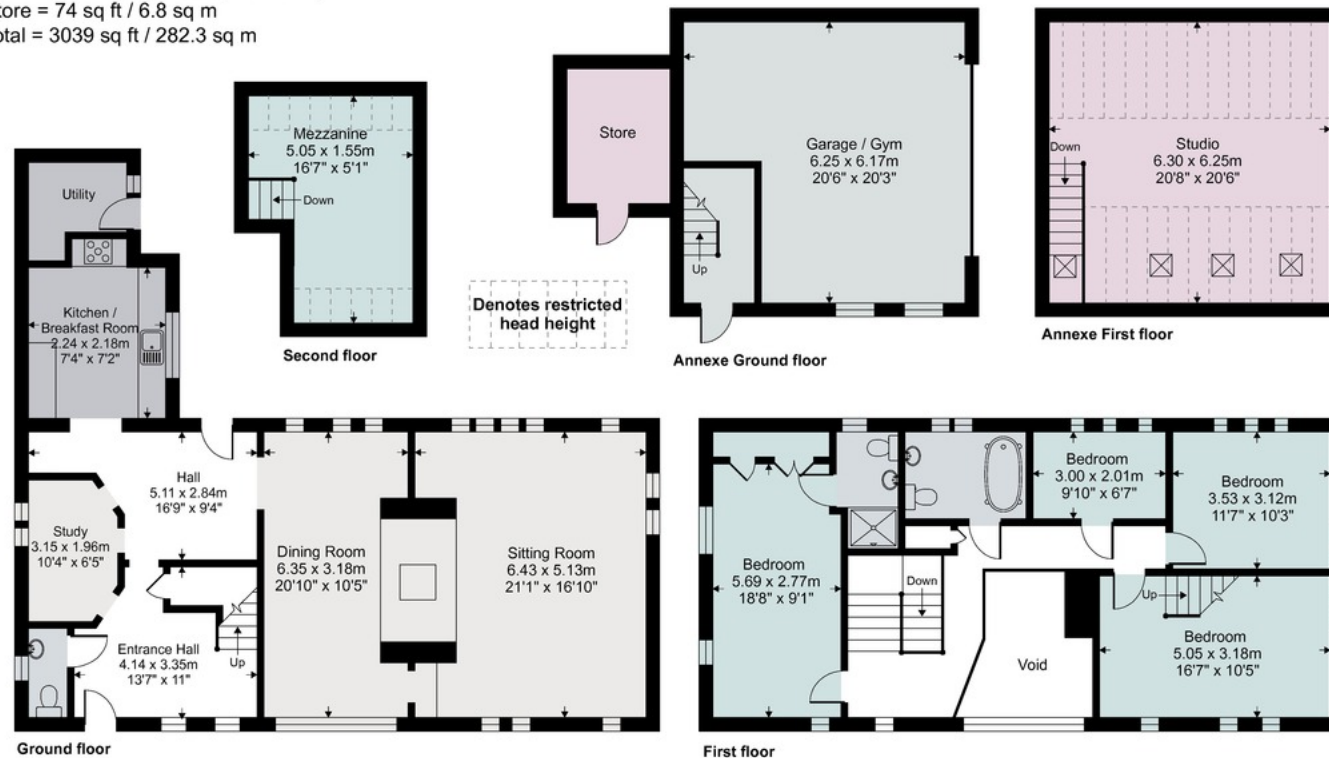
Approximate Area = 2073 sq ft / 192.5 sq m (excludes void)

Limited Use Area(s) = 322 sq ft / 29.9 sq m

Annexe / Garage = 570 sq ft / 52.9 sq m

Store = 74 sq ft / 6.8 sq m

Total = 3039 sq ft / 282.3 sq m



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2020. Produced for Savills (UK) Limited. REF: 617162

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