



Church Mouse Barn  
Gislingham Road  
Finningham  
IP14 4JA

Offers in excess of £750,000





- Beautifully timbered Grade II Listed barn
- Double Garage/Gym with studio above
- Pleasant garden with river frontage
- 2 Bathrooms (1 en suite)

**Location**

Church Mouse Barn is set in the pretty and semi-rural village of Finningham and is within a Conservation Area. Countryside walks meander throughout the village with the small River Dove passing through. Within the village is The White Horse public house and 'Finbow's Yard' offering café and shops, along with a well stocked village store set approximately 2 miles distant in the nearby village of Bacton. The well served town of Stowmarket is approximately 8 miles away offering a full range of everyday amenities and mainline railway station with regular links to London Liverpool Street. Nearby towns such as, Diss, Bury St Edmunds and Needham Market offer a further range of everyday amenities, recreational and cultural facilities along with schooling. There are good road links to the A143 and A140 linking to the A14.





## Property

Church Mouse Barn is a charming residence crafted from a timber frame and adorned with Suffolk black weatherboarding beneath an inviting tiled roof. This property holds Grade II Listed status, signifying its exceptional architectural and historical significance. Believed to have its origins dating back to the 1600s, this home boasts a plethora of features throughout.

The primary living space encompasses two generously proportioned reception areas, each enhanced by the warm ambiance of a wood-burning stove nestled within a substantial inglenook fireplace that gracefully connects these rooms. The main hall offers convenient access to the kitchen, study, and a well-appointed cloakroom.

Ascending to the first floor, you'll discover the primary bedroom, complete with an en-suite shower room for added comfort. Additionally, the upper level accommodates three more bedrooms, one of which features a spacious mezzanine area, and a well-appointed family bathroom.

## Outside

The entrance to the property is accessed through a sturdy wooden five-bar gate, leading to a gravel driveway that offers ample parking space for multiple vehicles. Directly across from the barn, you'll find the garage/gym, which includes a studio on the upper floor.

Moving along the eastern side of the property, you'll discover a charming patio and an inner courtyard. This area is ideal for enjoying al fresco dining while relishing delightful views of the river.

## Directions:

From Diss heading west on the A143 towards Bury St Edmunds, bypassing the villages of Botesdale and Rickinghall. Take the left turn onto the B1113 signed Gislingham and Stowmarket and proceed along this road until reaching the village of Finningham. On entering Finningham take the next left onto Gislingham Road. Continue along Gislingham Road and the property will be on the right sitting behind a five bar gate.

## Viewing

Strictly by appointment with TW Gaze.

## Freehold.

## Council Tax Band: E

## Ref 19330/KH

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#### Ground Floor

Approx. 38.8 sq. metres (417.7 sq. feet)



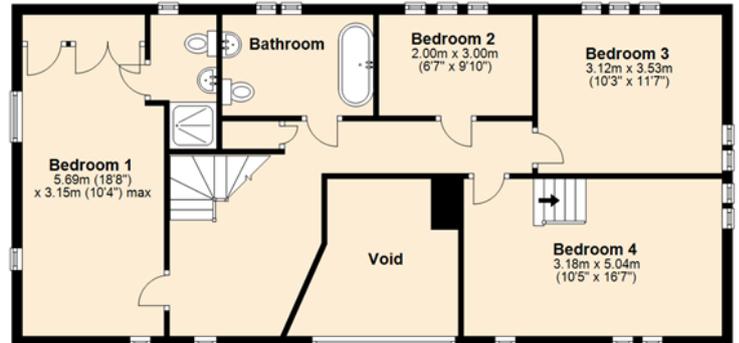
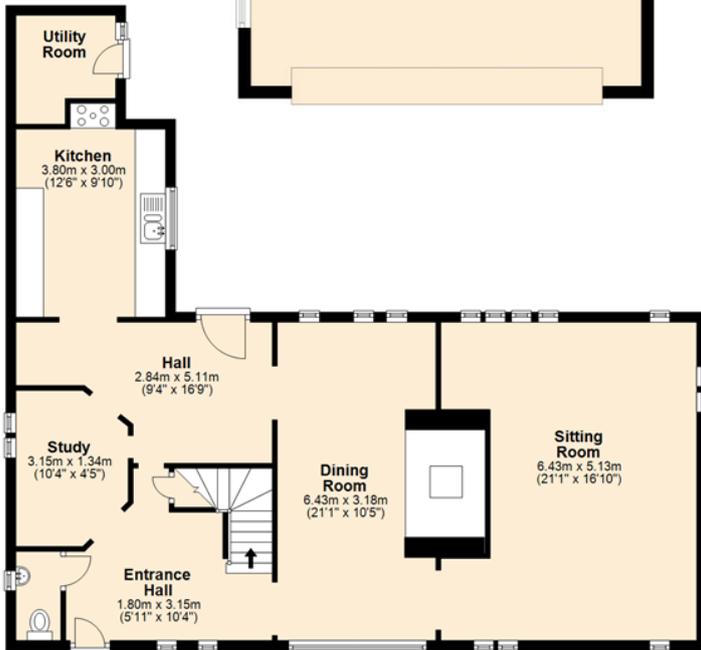
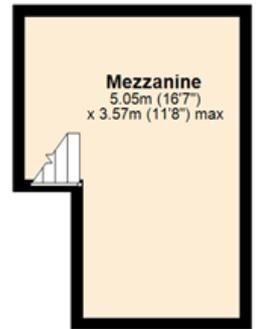
#### First Floor

Approx. 38.8 sq. metres (417.7 sq. feet)



#### Second Floor

Approx. 15.8 sq. metres (169.7 sq. feet)



Total area: approx. 207.2 sq. metres (2230.7 sq. feet)

**For illustrative purposes only. NOT TO SCALE.**

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