



Oak Farm Cottage Mill Street, Gislingham Eye IP23 8JT

welcome to

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Description

A Grade II Listed detached village house boasting a wealth of features and character and offering atmospheric accommodation in this delightful village setting. Oak beamed ceilings and studwork without low ceilings, a charming cottage garden and just a short walk from the village school and shop.

Gislingham is a highly regarded village and has a good range of basic amenities including a local village store, Post Office amenities weekly and a wonderful range of Community Events held throughout the year in the Village Hall. Gislingham is ideal for young families including an excellent village school re-built in 2004, a childrens play park, Charity Meadow and large playing field. Gislingham is closely surrounded by various points of interest including Thornham Woods and the picturesque Four Horse Shoes pub.

Gislingham is located just 7.7 miles from Diss and 9.2 miles from Stowmarket. Both towns offer a much wider array of day-to-day amenities and recreational facilities including many shops, supermarkets, schools, health facilities, sports facilities, regular bus service and the main line railway station to London and Norwich.

Entrance Hall

Oak front door, exposed timbers and staircase leading to the first floor. Doors to;

Dining Room

11' 4" x 11' 2" (3.45m x 3.40m)
Diamond leaded window to front aspect. Part exposed original brick, flintwork and timbers. Built in dresser, shelving and cupboards with lighting. Carpet and radiator.

Living Room

11' 7" x 20' 8" (3.53m x 6.30m)
Diamond leaded windows to dual aspect. TV and telephone points. Radiator and carpet. Exposed timbers. Inglenook with open hearth and multi wood burning stove. Open to side to:

Reception Room

14' 2" x 11' 5" (4.32m x 3.48m)
Diamond leaded windows to dual aspect. Chimney with cast iron fireplace and adjacent former bread oven. Exposed oak timbers throughout. Radiator and carpet. Door to:

Kitchen

16' 2" x 11' 8" (4.93m x 3.56m)
Windows to side aspect and two roof windows. Range of base fitted units, ceramic butler sink, tiled splash back, wooden work surfaces, Rangemaster cooker, spaces for fridge/freezer. Exposed Oak timbers. Walk in pantry (7ft 3in x 5ft 6in) with shelving and plumbing for washing machine.





Utility Room/ Boot Room

7' 5" x 5' 5" (2.26m x 1.65m)
Windows to dual aspect and door to rear aspect.
Exposed timbers. Floor standing gas boiler. Space
for tumble dryer.

Landing

Split level with exposed oak timbers chimney breast.

Bedroom One

16' 4" x 17' 1" (4.98m x 5.21m)
A stunning double aspect room with a wealth of oak
timbers. Built in double wardrobe with wooden
doors. Carpet and radiator. TV point. Step up to:

Bedroom Three

12' 3" x 10' 8" (3.73m x 3.25m)
Windows to dual aspect. Two double wardrobes
with additional cupboards above. Cast iron fireplace.
Two built in storage cupboards.

Bedroom Two

12' x 8' 5" (3.66m x 2.57m)
Windows to side aspect. Exposed oak timbers.
Carpet and radiator.

Bathroom

Windows to rear aspect. Bath with electric shower
over, low level WC, wash hand basin in vanity unit.
Part tiled walls. Loft access. Radiator.

Outside

The property sits in the most ancient part of this
village with a number of similar properties in the
immediate vicinity. At the front there is a driveway
providing off road parking for multiple vehicles,
access to the single garage and gate at the side with
pedestrian access to the garden.

A delightful established cottage style garden
providing secluded and sheltered sitting areas
making these the perfect spots to relax and dine in
throughout the summer months, various mature
planted flower beds, raised fish pond. Access to the
single garage and potting shed.

Garage

Up and over door. Light and power connected with
side window and door.

Services

Mains Electricity
Mains Water
Mains Drainage
LPG Gas

Council Tax Band: D



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welcome to

Oak Farm Cottage Mill Street, Gislingham Eye

- Grade II Listed Detached Cottage Situated In A Village Location
- Benefits From A Wealth Of Accommodation Throughout
- Newly Fitted Kitchen With Walk In Pantry And Utility/Boot Room
- Three Reception Rooms, One With An Ingle Nook Fireplace
- Spacious Master Bedroom With Built In Wardrobes
- Two Further Good Sized Bedrooms And Family Bathroom
- Enclosed Country Style Garden With Various Seating Areas
- Single Garage With Off Road Parking For Multiple Vehicles

Tenure: Freehold EPC Rating: Exempt



Ground Floor



First Floor



Outbuilding

£450,000

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
DSS108819 - 0002

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