



# GYPSEY COTTAGE

BACK STREET, GISLINGHAM, EYE, IP23 8JH





This charming detached cottage exudes character throughout. There is also a self-contained shepherd's hut, currently operating as a successful Airbnb. The property is unlisted and offered with no onward chain.

Step into a world of Character. Exposed beams and delightful quirks greet you at every turn. The heart of the home is a bright, L-shaped family room, bathed in natural light and featuring warm, engineered wood flooring throughout. A multi-fuel stove adds a cosy touch, while the open-plan dining area with elegant beams, creates a seamless flow. A study area with door to a cloakroom. A separate living room offers additional flexibility and from here there is a door leading to the recently updated kitchen which features sleek white cabinets and ample storage. The ground floor also includes a stylish family bathroom with limestone tiles, a freestanding bathtub, a walk-in-shower, and a contemporary vanity sink. The first floor reveals a unique layout, hinting at the property's past as two separate cottages, with two distinct staircases leading to this level. The spacious primary bedroom features exposed beams and a vaulted ceiling creating a character-rich space. A small L-shaped alcove, currently utilized for storage, adjoins this room. The primary bedroom opens onto a

generous landing, accessible from the ground floor hallway, which could function as a study area this landing provides access to the single bedroom. The second double bedroom, reached via a separate staircase from the living room is also connected to the single bedroom through a charming doorway.

Outside, there is a delightful south-facing garden, offering exceptional farmland views, is a key asset of the property. The secure, fenced and hedged space is ideal for families and pets. The garden's design prioritises ease of care, featuring a large lawn area surrounded by mature trees and hedgerows. Additionally, the property includes a sizable outbuilding, a shed and a charming Shepard's Hut. This fully equipped, heated hut, currently generating income as an Airbnb rental, provides independent guest accommodation with it's own outdoor seating, garden and parking area.



3



3



2



0.65  
Acres



10  
Miles



EPC









### LOCATION

The popular village of Gislingham is 6.3 miles from the historic market town of Eye. Gislingham has a real sense of community and at its heart is a Grade I Listed church together with outstanding Ofsted rated primary school and is a feeder school to the popular Hartismere School, which is one of the top-performing state schools in the region. There is a small village shop, village hall and playing field. Gislingham is surrounded by Suffolk countryside and numerous country walks on the doorstep. The larger town of Diss is 9.9 miles away offering many amenities including supermarkets, leisure centre and mainline station to Norwich, Cambridge and London.

### SERVICES

Heating via LPG. Mains electric and water are connected with drainage via private treatment plant. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

### LOCAL AUTHORITY

Mid Suffolk District Council  
Council Tax Band E

### ENERGY PERFORMANCE

D Rating

### AGENT'S NOTE

1: Subjecting to planning and building consent there is potential for a separate annex .

2: Despite expired planning permission for a single- storey extension, the property is pre-wired with underfloor heating pipes and armoured cabling easing future expansion if planning is reinstated.

### VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

### BUILDING CONSULTANCY

Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations and project management - please contact the team directly.



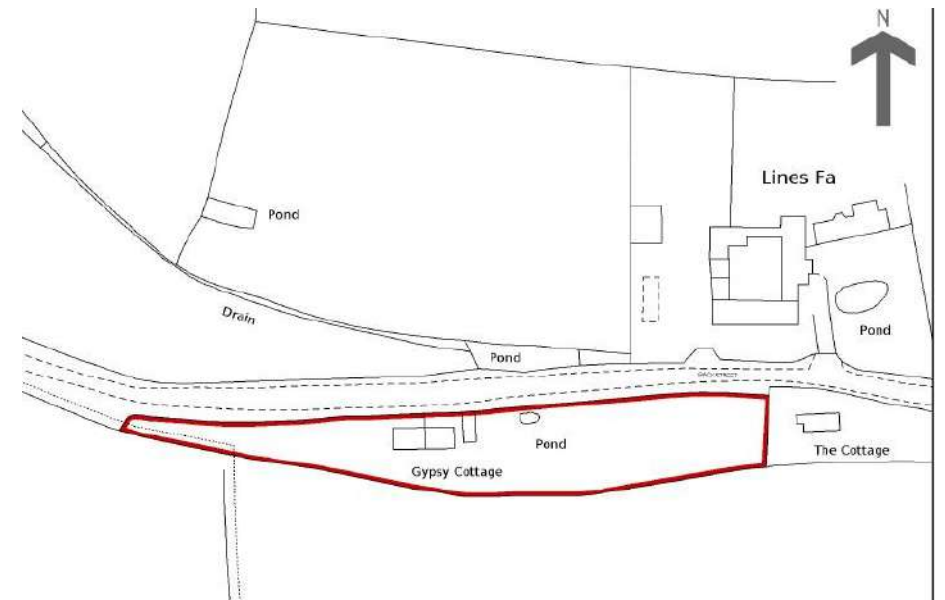








BOUNDARY PLAN

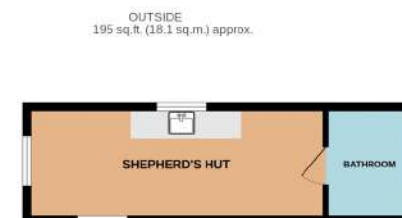








## FLOOR PLAN



TOTAL FLOOR AREA : 1549sq.ft. (143.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### CONTACT US

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