



The Old Primary School  
Gislingham | Eye | Suffolk | IP23 8JT

# BACK TO SCHOOL



This clever renovation of a Victorian School House offers quirky loft style living, brimming with personality. With a huge open planned social space, four bedrooms, three on the ground floor and two bathrooms, the whole family can enjoy life here. With a pretty tiered courtyard garden plus idyllic studio/garden room, all so close to amenities and an easy commute, its New York Loft Living in Suffolk!





# KEY FEATURES

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- Fabulous Conversion of Former School
- Wonderful Light and Airy Impressive Living Space
- Very Social Space
- Exquisite Gardens
- Garden Office
- Four Generous Bedrooms
- Family Bathroom and Ensuite
- Garage and Off Road Parking
- New York Loft Apartment Style Living Space
- Highly Recommended

The current owners were drawn by the space in this school conversion – they loved the sheer height of the ceilings and the light flooding in. They had always dreamed of loft style living and this home, with room for all their family and friends, together with the private and secluded outside space was just perfect. They made their mark colour drenching the bedrooms in gorgeous Farrow & Ball paints and replacing doors with wooden Victorian style ones as homage to the heritage of the building. They have enjoyed this home with all generations of their family, from toddlers scootering through the main hall, to quiet moments cozying up in front of the fire and even had celebrations with over 25 people welcomed into this gorgeous space.

## Step Inside

There are two sets of double French style doors into the home, one from the kitchen and one from the sitting room. This not only makes for easy access but a wonderful light airy atmosphere throughout, along with the enormous almost full wall of windows, vaulted ceiling and clever layered lighting. It makes you imagine how many little pairs of feet ran through these doors in the mornings. The open plan living area houses a large and spacious kitchen, plus dining area and sofas to relax on – the zones work so well with defined purposeful space yet bringing family together at the same time. The stylish slate tiled floor and Welsh slate worktop in the kitchen are practical additions, plus there is plenty of storage space too with ingenious placing of wall cupboards. The wood burner is central to the space and complements the LPG gas fired central heating system, making it a cosy house to enjoy, whether seated at the dining table hosting a crowd or relaxing on the sofa for a quiet evening in. The inner hallway leads you to three ground floor bedrooms, two doubles with dual aspect windows and a single, all of which are bright and cheerful. The owners have Victorian photos showing children coming to this school – these will stay with the home for new owners to enjoy. The bedrooms are served by the centrally placed family bathroom with bath and shower, plus a separate cloakroom, meaning everyone has space and privacy.

The utility room, which is also accessed from the hallway, has a sink and space for appliances, thoughtfully keeping laundry separate from the main living space.









# KEY FEATURES

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## Lesson in Loft Style Living

As soon as you enter you sense the New York Loft Living vibe and feel the invitation to get creative. The expanse of space has been cleverly zoned by layering clean minimalism with colour, playful pop art walls, and mixed materials to add mood and depth. Flexibility and versatility are central to the design of this downstairs contemporary space which is completely future proofed – with perhaps the large principal bedroom upstairs being a guest suite as the years go by. The heart of the home is the open plan living area where kitchen, dining and social space are united under the wonderful, vaulted ceiling. Lively pops of colour in the bedrooms and bathrooms energise these spaces whilst the use of more organic surfaces such as the engineered oak and slate flooring, plus iron radiators embrace the industrial style with nod to history. The calm neutral palette in other rooms fosters an atmosphere of harmony and peace. This home is going to be easy for its next owners to be creative in and arrange the space for how they want to live, and of course these spaces can be repurposed as the family grows up with bedrooms becoming teens lounge or home office space as needed. On a practical level the home boasts a water softener and a fire alarm system making for minimal maintenance and peace of mind.

## Explore Upstairs

From the sitting room there is a feature hand-made wooden staircase leading to a principal bedroom suite, an absolute sanctuary away from the busy social part of the home. Velux windows allow for a cool room in summer and a bright airy atmosphere and the chic ensuite, again with that clever pop of colour, has both a bath and shower for convenience.

## Step Outside

The terrace is accessed from the kitchen or sitting room and is beautifully designed and landscaped with pots and shrubs. The steps lead to an upper-level terrace where you can sit and relax, while the sleepers along the border are filled with shrubs and overlook the lawned area in front of the garden room. The current owners have tables on both levels to either chase the sun, or escape it, in this wonderful south facing retreat. The garden room come studio is as versatile as the main house and can be used as a workspace, art studio, teens den, yoga space or even a guest bedroom and has light and power and bi-fold doors which open out into the garden. The current owners will especially miss early morning breakfast in the garden studio, having that first cuppa whilst watching and listening to the birds. The walled cottage garden has been planted to rewild and attracts bees, butterflies, and birds and to the front there is a single garage via a gravelled driveway and extra parking in front of the property.



































TRADE MARK  
**TRUM**  
BEERS & A  
— 10 —  
LONDON BREW  
SINCE 166

**Black Cat**





# INFORMATION

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## On The Doorstep

Gislingham is a peaceful and friendly village offering a village shop, church, a visiting library, fish and chip van and post office, ideal for banking needs. It is a welcoming community where the village hall, very much the community hub, runs a variety of clubs and events plus a twice monthly pub night. The village primary school and pre-school are well regarded and for out of school hours the park and playing field are very well maintained. For lovers of walks and wildlife, deer, hares, buzzards, and kite can all be seen on a regular basis on the footpaths and country walks through the village. For day-to-day amenities there is a wide range of independent food and drink producers nearby, a farm shop, vineyard, lifestyle store, restaurant plus a Farmers market weekly on Sat morning. You have absolutely everything you need for a wonderful country life here.

## How Far Is It To...

Although nestled deep in the Suffolk countryside, Gislingham is easily accessible due to the A140 which will get you to Ipswich and Norwich in under 45 minutes plus good access to the A14, A11(M11). For rail commuters both Diss and Stowmarket offer fast train service to London Liverpool Street taking approximately 95 minutes and 80 minutes, respectively. Stanstead and Norwich Airports are both in easy reach to travelling further afield. Bottesdale just two miles away has a GP surgery and pharmacy plus pub, Co-op, and hairdresser whilst Eye and Stowmarket offer wider facilities. The historic cathedral town of Bury St Edmunds, in one direction and Norwich in the other both offer an excellent range of amenities with schooling in the public and private sectors, extensive shopping facilities and a good range of leisure facilities including health clubs, swimming pools and golf clubs.

## Directions:

Proceed into the village of Gislingham from the A140 and the property is found on the left-hand side just past the village hall.

## What Three Words Location

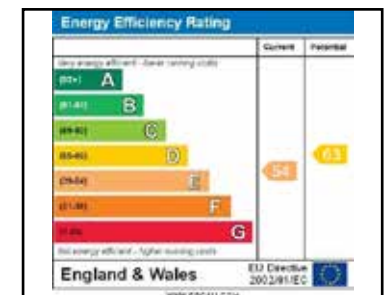
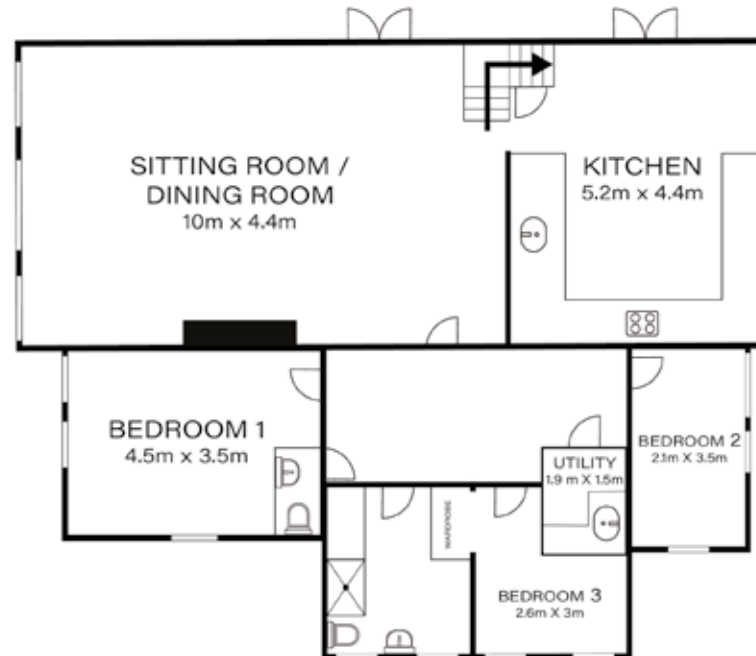
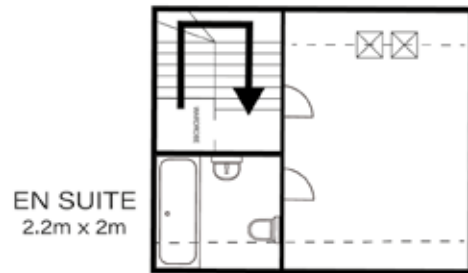
Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... What 3 Words Location /// parts.pointed.heightens

## Services, District Council and Tenure

LPG Central Heating  
Mains Electricity, Water & Drainage  
Broadband Available – please check [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)  
Mobile Phone Reception - varies depending on network provider. Please see [www.ofcom.org.uk](http://www.ofcom.org.uk) to check  
Mid Suffolk District Council – Band D – Freehold



BEDROOM 4  
4.3m x 3.4m



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.





# FINE & COUNTRY

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