THE LARK PARTNERSHIP



Finningham | Suffolk

Timeless Elegance...

An outstanding Grade II Listed village residence of considerable architectural significance, beautifully combining centuries of history with the comforts and practicality required for modern family living. Occupying a private position within approximately 1.62 acres of mature grounds, this remarkable home extends to around 4,780 sq ft and enjoys delightful views towards the village church.

Believed to originate from the 16th century, with subsequent additions over the following centuries, the property has been the subject of an extensive and sympathetic restoration programme. The result is an exceptional family home that celebrates its historic character while incorporating high-quality contemporary finishes throughout.

The accommodation is both extensive and versatile, offering an impressive balance of formal and informal living spaces. A welcoming reception hall forms the heart of the home, featuring a wood-burning stove and a beautiful period staircase. From here, the principal reception rooms unfold, each showcasing a wealth of original features including exposed timbers, studwork and impressive fireplaces.

At the centre of the home is the stylish kitchen/breakfast room, thoughtfully designed for both everyday family life and entertaining. Featuring quality integrated appliances, quartz work surfaces, pantry storage and ample dining space, it enjoys pleasant views across the grounds. Supporting accommodation includes a home office, playroom, boot room, laundry room and cloakroom.













Perfect for entertaining...

The elegant drawing room provides a wonderfully atmospheric setting for relaxation, whilst the substantial family room, with its vaulted ceiling and multiple doors opening onto the gardens, creates an exceptional entertaining space flooded with natural light. A further snug offers a cosy retreat and flexibility as either a sitting room or formal dining room.















Country Grandeur...

The bedroom accommodation is equally impressive. The first floor hosts six generous bedrooms, including a superb principal suite complete with dressing area and luxurious en-suite facilities. Three bedrooms benefit from their own en-suites, while a well-appointed family bathroom serves the remaining rooms. A further staircase leads to additional accommodation, creating ideal guest or multi-generational living space.

Occupying the second floor are two further substantial rooms currently arranged as studies and sitting rooms, although equally suited as additional bedrooms, hobby rooms or private workspaces.





Beautiful surroundings..



Location...

Outside, the grounds are a particular feature of the property. Predominantly laid to lawn and interspersed with mature specimen trees, the gardens provide an exceptional degree of privacy and tranquillity. A picturesque pond, productive vegetable beds, areas for keeping poultry and beehives, together with far-reaching views towards the village church, create a quintessential Suffolk country setting.

The property is approached via electric gates leading to an extensive shingle driveway providing ample parking and access to the double garage.

Situated in the heart of the sought-after village of Finningham, Green Hall enjoys easy access to beautiful countryside walks, highly regarded schools, excellent local amenities and convenient transport links, including Stowmarket railway station with regular services to London Liverpool Street.









Key Information

LOCAL SCHOOLS:

- Bacton Primary School, 2.5 Miles, Rated Good.
- Gislingham Church Of England Primary School, 3.6 Miles, Rated Good.
- Crawford's Church Of England Primary School, 4.8 Miles, Rated Good.
- Wortham Primary School, 5.0 Miles, Rated Outstanding.
- Hartismere School, 6.0 Miles, Rated Good.
- Stowupland High School, 8.5 Miles, Rated Requires Improvement
- Diss High School, 8.7 Miles, Rated Good.
- Thurston Community College, 10.0 Miles, Rated Good.
- Finborough School, 8.0 Miles, Independent Co-Educational Day And Boarding School.

LOCAL AUTHORITY:

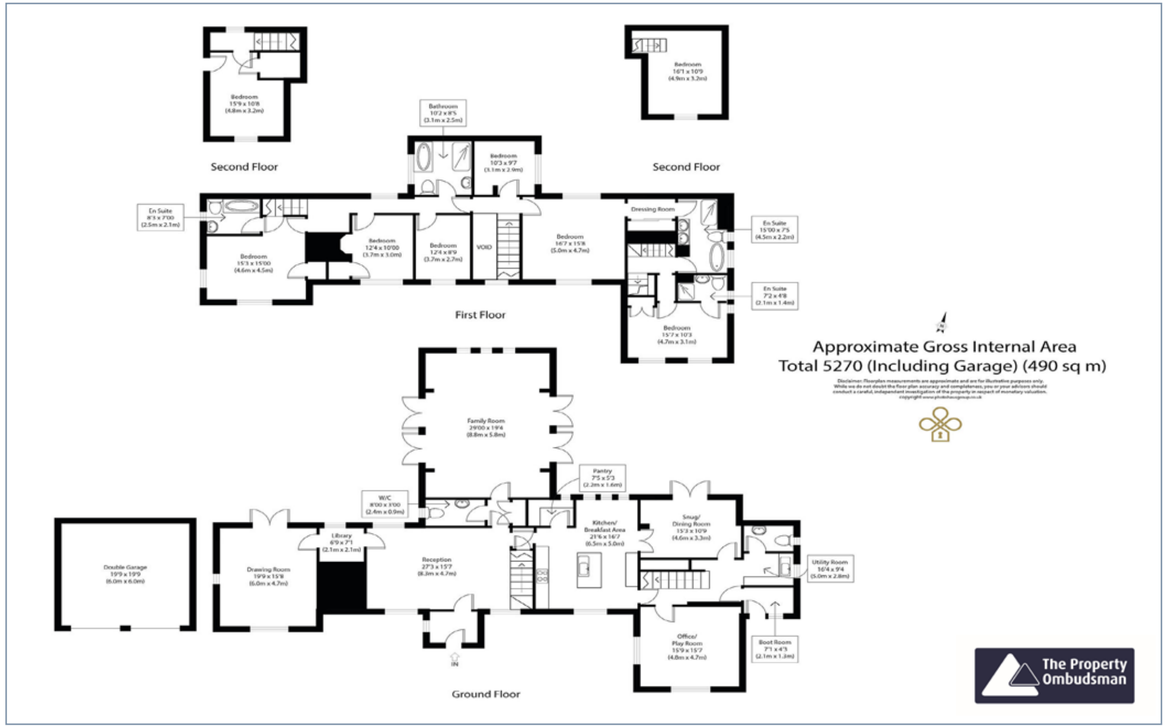
Mid Suffolk Council
Council Tax Band G

TENURE:

Freehold

SERVICES:

Heating Type	Oil
Electricity	Mains
Water	Mains
Sewerage	Mains
Internet	Broadband Speed up to 80mbps



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only 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 must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.16090663 Lark House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.



Regional Office: Lark House, Valley Lane, Wherstead, Ipswich, Suffolk, IP9 2AX
T +44(0)3333 606606 E info@thelarkpartnership.co.uk