



Mill Cottage  
Station Road | Finningham | Suffolk | IP14 4TH

 FINE & COUNTRY

# COUNTRY CHARM



Standing in approximately 1.5 acres of glorious grounds, surrounded by uninterrupted countryside, this exceptional 4-bedroom, Grade II listed thatched cottage offers a rare blend of historic charm and contemporary living. Beautifully extended by the current owners to incorporate a striking barn-style addition, the property sits in the most idyllic rural setting yet remains conveniently positioned for both local amenities and access to London.



# KEY FEATURES

- A Totally Unique Grade II Listed Character Property with Breathtaking Rural Views in the Village of Finningham
- Four Bedrooms, Three Bath/Shower Rooms
- Fantastic Principal Bedroom with En-Suite Facilities
- Kitchen/Breakfast Room with Separate Utility Room
- Living Room, Family Room, Garden Room and Large Office
- Approximately 1.5 acres of Grounds (stms)
- Parking and Carports for Multiple Cars
- Immediate Access to the Surrounding Countryside
- A Short Drive to Train Links to London
- No Near Neighbours

A home of remarkable individuality, the property seamlessly marries the warmth and character of the chocolate box thatched cottage with the scale and versatility of a substantial modern barn conversion. Rich in period charm, the original clay lump cottage highlights the features expected of a historic home, while the thoughtfully designed extension creates light-filled living spaces perfectly suited to modern family life. This is a rare opportunity to acquire a unique country home where heritage, privacy and modern living exist in perfect harmony.

## Step Inside

The current owners use the side entrance via the utility room as a practical main entrance these days, fabulous for muddy boots and paws, and with a convenient and practical shower room just off it. Leading off the utility room the dual aspect kitchen/breakfast room even has space for an armchair and a TV! This is the hub of the home where everyone gathers and never wants to leave, made cosy by the traditional Aga set in its own brick alcove. The four windows, three South facing and one East, make this a favoured spot for a morning cuppa and floods the room with light even on a dull winter's day. From here a door leads to the bright, dual aspect living room, beamed and beautiful with an impressive brick fireplace housing a wood burner – a real focal point for cosy nights in. The principal bedroom suite is two steps down, cleverly converted from a cow byre and outbuildings. This is a huge room with built-in wardrobe, ensuite walk-in shower room and doors facing to the western aspect of the gardens making the soft evening light so pretty here; it offers excellent flexibility for multi-generational living or further reception space. Coming back to the entrance, the utility room also opens to an internal hallway with storage, off which you find the impressive barn-style addition, completed in 1997.

## Space, Seclusion, and a Sense of Escape

This modern extension introduces a wonderful sense of volume and flow, the ideal balance between cosy cottage living and contemporary open space with generous reception areas that connect beautifully with the surrounding landscape. The internal hallway off the utility room connects, via few steps up, to an absolute revelation of a family room, with glazing and double doors on both the East and West aspect and a further South facing window making it feel like you are eating in the garden, whether for breakfast or supper.





# KEY FEATURES

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Take a few steps up into the garden room (affectionately known as “The Crow’s Nest”) with two complete walls of glass providing panoramic views of the grounds – watching the changing seasons from here is a privilege, the hedges intentionally cut low to offer the views of fields stretching away towards woodland in the distance. A door from the family room also allows access to a huge office suite with its own external double doors making it ideal for running a business with no need for clients/contacts to enter the main house. Of course, this space could equally serve as another entertaining space, or you could move the kitchen into this modern extension, create a wonderful games/play room or convert it into an attached annex for multi-generational living, subject to consents.

## Explore Upstairs

The first floor is dedicated to comfort and tranquillity, and is again very versatile in use, with a staircase at each end of the house, leading to a two-bedroom suite one end and a bedroom and bathroom the other. These beautifully presented bedrooms enjoy delightful views across the surrounding countryside and offer a wonderful characterful ambience with ancient beams gracing the ceilings and original wide floorboards underfoot. The three double bedrooms offer versatile accommodation for family and guests, all benefiting from the peaceful atmosphere that comes from having no immediate neighbours and open countryside in every direction, and they all access the large family bathroom which could convert easily to two bathrooms.. Whether needing space for a large family, an extra hybrid working room, a hobby room, or a teens’ TV room upstairs – the flexibility is incredible.

## Step Outside

The setting is very special. Approaching the property, along the tree lined driveway, you arrive at ample parking and a substantial double carport added by the current owners. From here you find a pretty courtyard, where two steps lead to an attractive terrace, ideal for entertaining. Sweeping lawns, mature planting and far-reaching rural views create a wonderful backdrop throughout the seasons, while the absence of near neighbours provides a rare sense of peace and escape. The grounds are full of interest with the thoughtful terrace outside the family room making alfresco meals a joy – secluded and sheltered with plenty of space for everyone to eat and to lounge. Meandering paths through woodland, where the daffodils in Spring are a beautiful sight, a pond with decking for lazy summer afternoons, (the current owners enjoy “Pimm’s by the Pond” moments!) and the sweet summer house offer a choice of peaceful retreats. The summer house is the perfect spot to watch the wildlife or escape with a book. The grounds have welcomed up to sixty people for milestone birthdays with long tables in a marquee, a string quartet in the top-level garden room, and fireworks in the field to finish the evening – what a lifestyle! There is space here to embrace sustainable living; a fenced veggie patch, shed and greenhouse are already in situ with ample room for chickens and expanding the growing areas as long as you are happy to share the space with wildlife visitors including deer, hares, and a multitude of birdlife, with tame blackbirds being hand fed.

































# INFORMATION

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## On The Doorstep

Finningham is a traditional Suffolk village, with a keen sense of community and is surrounded by attractive open countryside with endless opportunities for walking, cycling, and outdoor pursuits. Finbows Yard is within walking distance of the property, providing an eclectic mix of retail businesses including a brewery, a café and gift shop, home furnishings and Lawes Hardware and DIY store. In spite of its rural feel, the village is well placed for access to nearby towns.

## How Far Is It To?

Stowmarket lies approximately 7 miles away and provides a mainline railway service to London Liverpool Street, perfect for commuting. Diss is around 10 miles away, whilst Bury St Edmunds is around 13 miles away – both offer extensive shopping, eateries, and services. The A14 is around 6 miles away and provides a fast route to both Ipswich, Cambridge and the main road networks.

## Directions

From Diss head south on the A140 and turn right to the White Horse Inn pub, head west on the Wickham Road. At the B1113 turn left and head south. Turn left on to Mill Lane, on a byway/bridleway and follow across the fields and over the bridge. The house is on your left.

## 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... [poet.dried.voted](#)

## Services, District Council and Tenure

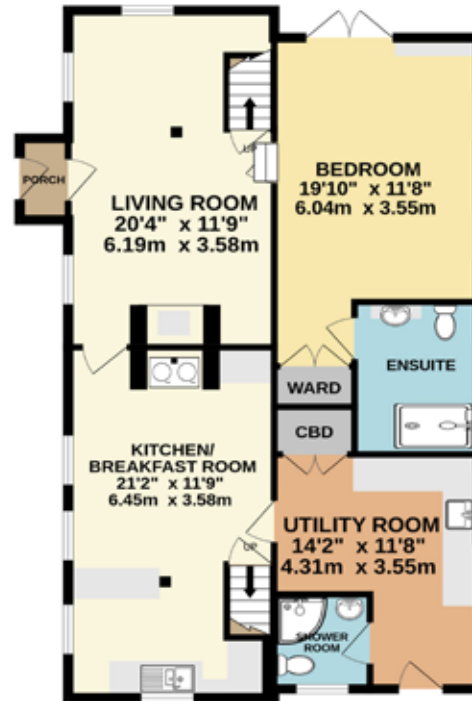
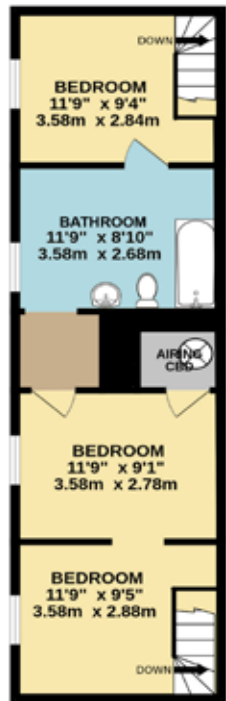
Oil Central Heating, Mains Water, Private Drainage via Septic Tank  
Fibre to Premises Broadband Available - awaiting installation in the house  
Please see [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)  
Mobile Phone Reception - varies depending on network provider  
Please see [www.ofcom.org.uk](http://www.ofcom.org.uk) - to check Mobile/Broadband Availability  
Mid Suffolk District Council – Band E  
Freehold

**TOTAL FLOOR AREA 2895 sq.ft (268.9 sq.m.)(approx.)**

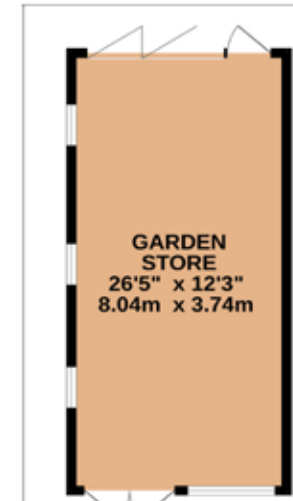
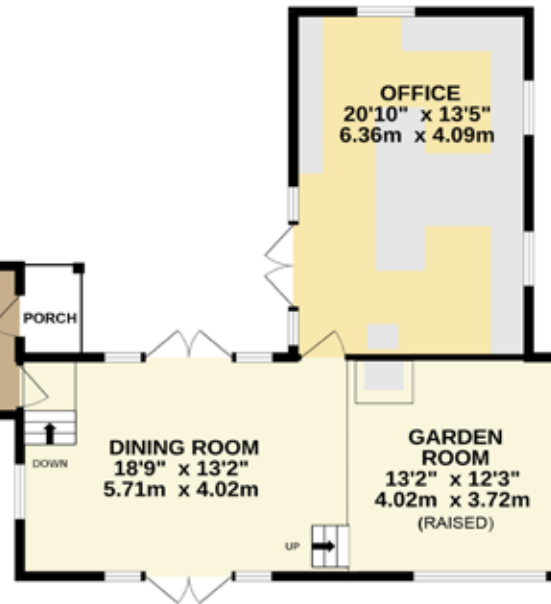
Accommodation: 2211 sq.ft (205.4 sq.m) - Garage/Outbuildings: 684 sq.ft (63.5 sq.m)

Measurements are approximate. Not to scale. Illustrative purposes only.

Produced by HomeSight Studios for Fine & Country Estate Agent.



**GROUND FLOOR**  
1724 sq.ft. (160.2 sq.m.) approx.





# FINE & COUNTRY

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To find out more please visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)



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