

THE  
**Mortimer  
& Gausden**  
PARTNERSHIP

Drivers Barn Gislingham Road, Finningham,  
Stowmarket, IP14 4JA

Guide Price  
£700,000

## *Ticking every box - Lots of space, immense character, a flexible layout and a lovely location*

A stunning and highly individual barn conversion offering extensive and versatile accommodation in a sought-after village setting

Occupying a pleasant position within the well-regarded village of Finningham, this impressive barn conversion provides a substantial level of accommodation extending to over 2,200 square feet, complemented by a further 700 square feet of useful outbuildings.

Displaying a wealth of character features, the property blends charm with practicality, including a striking first floor sitting room with a vaulted ceiling and a wood burner, creating a wonderful focal point to the home.

The flexible layout makes the property ideal for families of all sizes, including multi-generational living, whilst the outbuildings offer excellent potential for those working from home or requiring additional space.

Set within private, manageable gardens with an extensive driveway with ample parking for a variety of vehicles, this is a rare opportunity to acquire a unique and spacious home of great personality.



- Attractive detached barn conversion
- Displaying a wealth of original features
- Impressive kitchen/living/family room
- Superb vaulted first floor sitting room
- Utility, snug, 5 Bedrooms & 5 bathrooms
- Detached outbuilding with room above
- Enclosed gardens, extensive parking
- Completely unique - Early viewing advised



The property, which offers a versatile and well-balanced layout, benefits from sealed unit glazing and oil-fired heating with underfloor heating. In more detail, the property comprises:

#### Ground Floor

A welcoming entrance leads into an impressive open-plan kitchen/living space, forming the heart of the home. The kitchen is extensive and well-appointed, providing ample storage and work surfaces, along with plenty of space for dining and entertaining.

Leading off this area is a family room with doors opening onto the gardens, creating an excellent connection between inside and out. A separate snug offers a cosy additional reception space.

Also on the ground floor is a useful utility room and a shower room. There are four bedrooms on this level, including two generous doubles, both benefitting from their own en suite facilities and two further well-proportioned bedrooms, suitable as large singles or small doubles, which are served by a Jack and Jill bathroom.

#### First Floor

The first floor is a particularly striking part of the home, featuring a superb sitting room with a vaulted ceiling and wood burner, creating a wonderful space to relax and unwind. A connecting landing area leads to the principal bedroom, which benefits from its own en suite facilities.

#### Outside

The property is set within manageable gardens which afford a good degree of privacy and seclusion. The outdoor space includes patio areas ideal for entertaining and enjoying the surroundings.

To the front and side, an extensive driveway provides ample parking for multiple vehicles, including larger vehicles such as caravans, camper vans or trailers. The garage/outbuilding offers excellent additional space and potential for a variety of uses, including home working or studio space.

#### Location

Finningham is a traditional Suffolk village, well known for its strong sense of community and surrounded by attractive open countryside. Despite its rural feel, the village is well placed for access to nearby towns.

Stowmarket lies approximately 7 miles away and provides a mainline railway service to London Liverpool Street. Diss is around 10 miles to the north, whilst Bury St Edmunds is approximately 16 miles to the south east. The A14 is around 6 miles away and provides a fast route to both Ipswich and Cambridge

EPC RATING -

COUNCIL TAX - BAND E

COUNCIL - Mid Suffolk

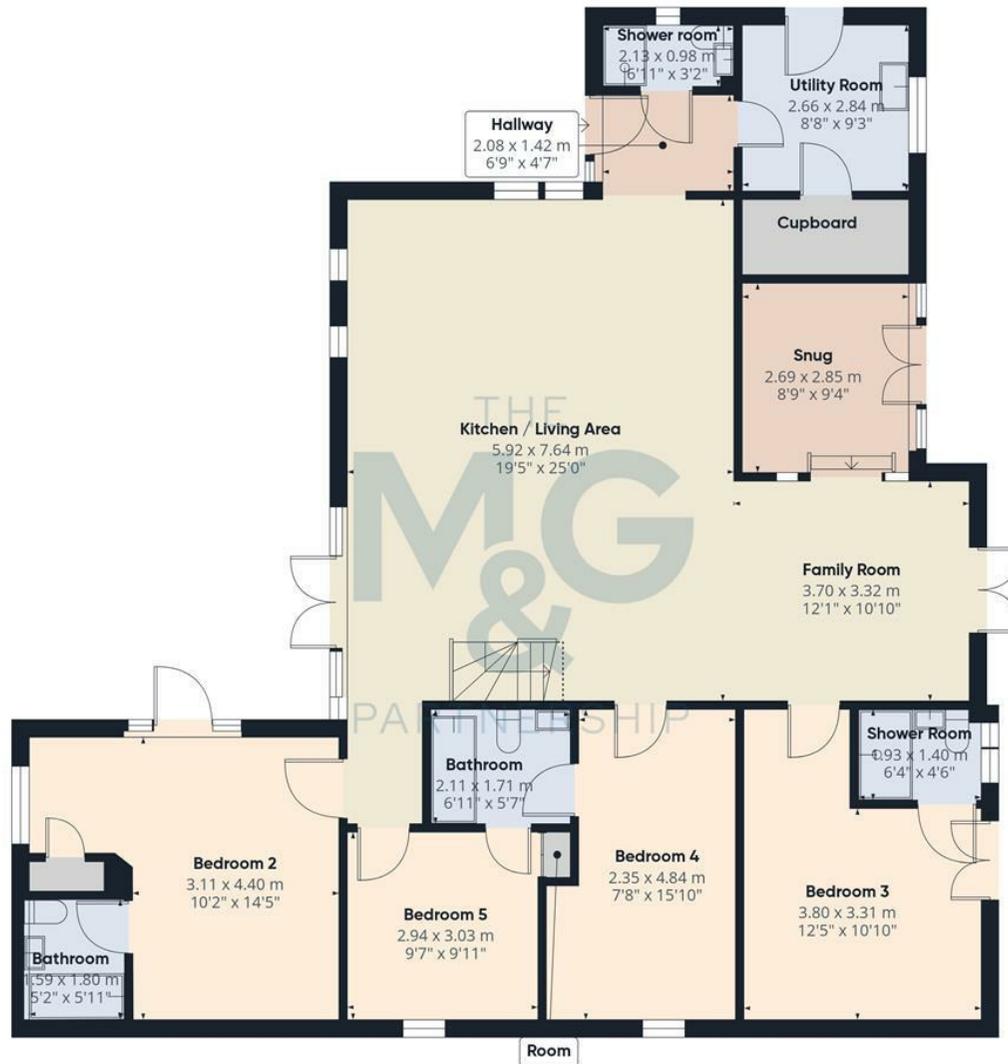
SERVICES -Mains water, electricity and drainage. Oil heating

BROADBAND - Ofcom states Superfast broadband is available

Mobile - Ofcom states that all providers are likely

WHAT3WORDS - ///skinning.emailed.whistling





Floor 0 Building 1



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