



1 The Farm
Gislingham | Eye | Suffolk | IP23 8HD

A WISH COME TRUE



Nestled in the peaceful Suffolk countryside, is a beautifully presented Grade II Listed, 17th-century home that effortlessly blends period character with modern comfort. Rich in original features and surrounded by private gardens, this charming 2/3-bedroom cottage offers a warm and welcoming lifestyle in an idyllic village setting, with countryside walks, amenities, the Suffolk coast and commuter links all within easy reach.



The Farm

KEY FEATURES

- Exquisite Grade II Listed Cottage
- Currently Run as A Very Successful Holiday Home
- Beautifully Presented
- Pretty Village Location
- Gorgeous Sitting Room with Fine Inglenook
- Ground Floor Bedroom/Sitting Room
- Two Delightful First Floor Bedrooms
- Fitted Kitchen
- Charming Gardens and Off-Road Parking
- No Onward Chain

The first time the current owner saw the home, it was everything they had ever imagined when thinking of the perfect English country cottage. The thatched roof, centuries-old beams, magnificent inglenook fireplace and beautiful cottage garden immediately captured their heart. They say, "Set back from the road, it felt private and peaceful, with an unmistakable sense of arrival." What made them fall in love with it wasn't simply how beautiful it was, but how it made them feel. "The moment you walk through the front door, there's an immediate warmth and sense of welcome that's difficult to describe in words. There's a calming atmosphere that really has to be experienced to be understood"

Step Inside

The heart of the home is the inviting sitting room, where a magnificent inglenook fireplace with wood-burning stove creates a cosy focal point. Exposed oak beams and soft natural light give the room warmth and character. In winter, with the log burner lit, it is exactly what you imagine a country cottage should feel like. During the summer months, the traditional wattle and daub walls keep the room wonderfully cool. The current owner particularly enjoys opening the top half of the stable door to let the evening air drift through while still keeping that cool, comfortable feeling inside. It is a wonderfully spacious room from which the rest of the home naturally flows, with the snug and dining room leading from it. The separate snug/study offers a versatile second reception room, equally suited as a reading room, television lounge, playroom or ground floor bedroom, with the shower room conveniently located next door. The snug has always been one of the current owner's favourite places to escape with a book, while the dining space is perfect for gathering family and friends around the table.

The well-appointed kitchen has been thoughtfully designed for everyday living, with a range cooker, gas hob, electric oven, microwave and generous workspace, making it equally suited to family meals or entertaining guests. (See Agents Note under Information for items which may be included in the sale). The ground floor shower room is a practical addition, particularly after a day spent gardening.





KEY FEATURES

At Christmas, the house really comes into its own. It looks beautiful with the Christmas tree, lights and decorations, while the dining table dressed with festive plates and napkins always adds to the atmosphere. Sitting beside the fire with a mince pie and a Christmas movie feels about as perfect as Christmas gets.

Explore Upstairs

Upstairs, two beautifully presented bedrooms provide peaceful and comfortable accommodation, each showcasing the cottage's character while offering calm, light-filled interiors. A family bathroom completes the first floor, making the layout far more practical than many homes of this age. The house has been carefully maintained to preserve its heritage while offering the comfort and convenience expected for modern living.

Step Outside

Approached through a traditional wooden five-bar gate, the driveway offers ample off-road parking, and the first view is of a storybook-pretty thatched cottage.

The front garden is a traditional English cottage garden, filled with roses, irises, lupins, delphiniums, hardy geraniums and dahlias, all intermingled with soft swaying grasses and edged with fragrant lavender. It perfectly complements the cottage, creating a beautiful first impression.

The enclosed rear garden is wonderfully private and secluded, with mature trees, shrubs, hydrangeas, hellebores, anemones and a selection of tropical plants creating interest throughout the seasons. The old well forms a charming focal point, and the garden has been the perfect place to relax on a sun lounger, enjoy outdoor dining beneath the canopy, or simply admire the view while standing at the kitchen sink washing up. The rear garden enjoys the sun throughout the day and has always been a favourite place to sit quietly with a morning coffee and a book, listening to the birds. As the day unfolds, it's the perfect place to relax, sunbathe or enjoy dinner outdoors. The rear garden enjoys the sun throughout the day and has always been a favourite place to sit quietly with a morning coffee and a book, listening to the birds. As the day unfolds, it's the perfect place to relax, sunbathe or enjoy dinner outdoors.

In the evening, the sun sets behind the house, and the front garden enjoys wonderful views as the sky fills with colour. The current owner says: "Some of the sunsets have been absolutely breathtaking, and sitting out there watching the light fade over the cottage has always been one of their favourite moments."





























INFORMATION



On the Doorstep

Situated close to the Suffolk and Norfolk border, the cottage enjoys an enviable rural setting while remaining conveniently connected. Gislingham has a thriving village community, with something always happening throughout the year. There's a welcoming church community, events at the village hall and regular weekly activities including carpet bowls, Pilates, yoga, Chat & Craft Club, the Women's Institute and popular quiz nights. An excellent village Facebook page also helps keep everyone connected and up to date with local events.

How Far Is It To....

The surrounding area offers an abundance of scenic walks, including Knettishall Heath with its beautiful woodland trails and wild ponies, and Thornham Walks, perfect for a relaxed afternoon exploring woodland paths, arts and crafts studios, the beautiful walled garden and cafés.

Diss is just a short drive away, offering direct rail services to London in around 90 minutes together with a good range of independent shops, cafés and amenities. Sunday lunch at The Bell in Rickinghall is another local favourite, while the stunning Suffolk Heritage Coast provides beautiful beaches and picturesque coastal villages, making this an ideal location for those seeking a relaxed country lifestyle with excellent commuter links.

Agents Note: The range cooker, dishwasher and washing machine are included in the sale.

The fridge-freezer, microwave and tumble dryer are not included but may be available by separate negotiation. Likewise, some items of furniture, including the bed frames, pink wardrobe, chest of drawers, sofas, dining table and chairs, and potentially the wicker outdoor dining set, may also be available by separate negotiation.

Directions

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 /// juniors.ridge.backyards

Services, District Council and Tenure

Calor Gas Central Heating

Mains Electricity, Water & Drainage

Broadband Available – please check www.openreach.com/fibre-checker

Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk to check.

Mid Suffolk District Council – Band D – Freehold

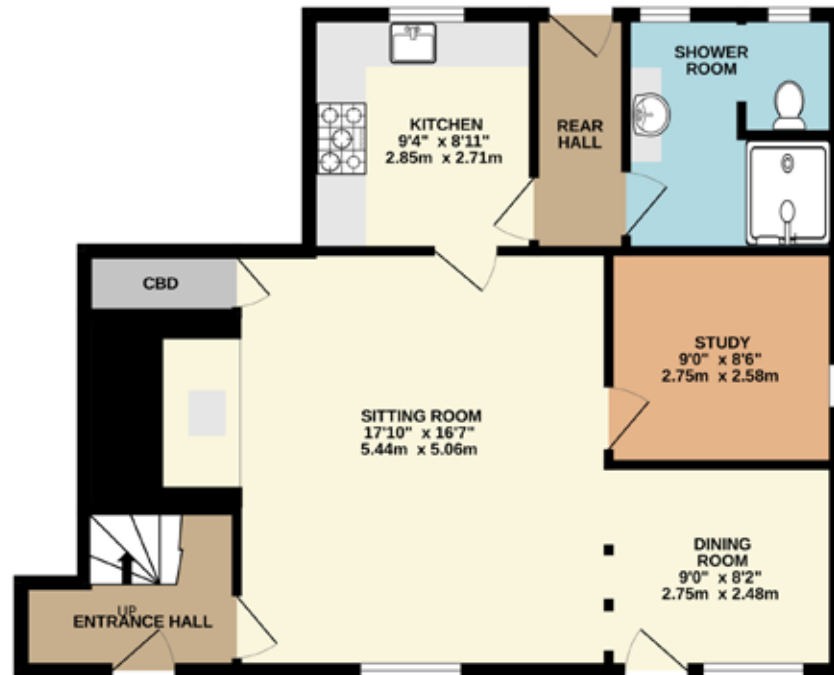
FINE & COUNTRY

TOTAL FLOOR AREA 1261 sq.ft (117.1 sm.m)(approx.)

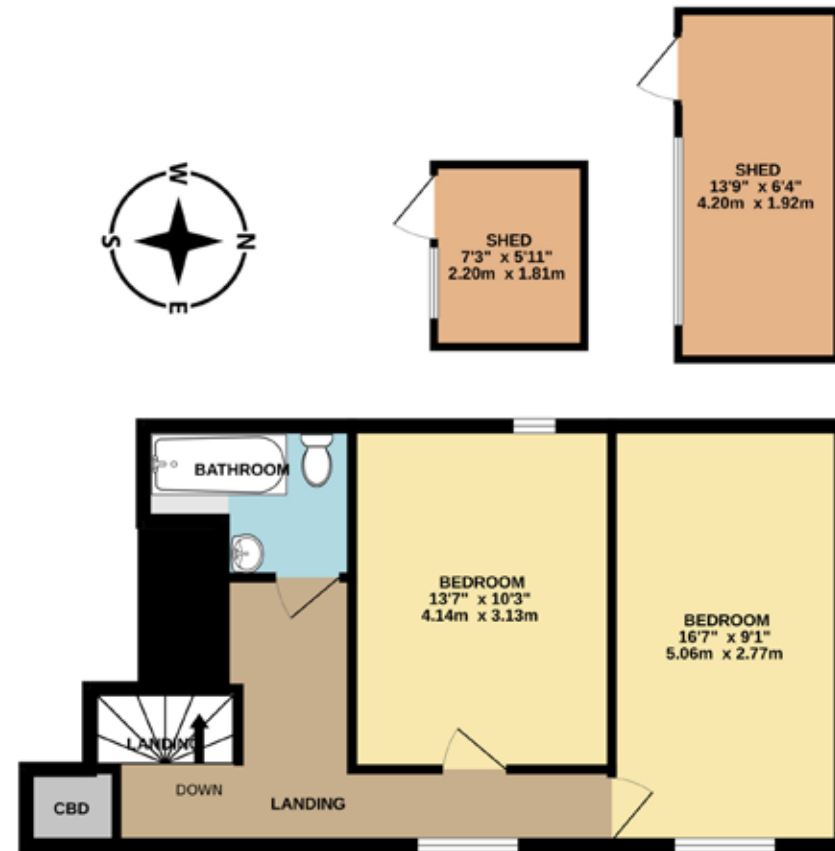
Accommodation: 1131 sq.ft (105 sq.m) - Outbuildings: 130 sq.ft (12.1 sq.m)

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

Produced for Fine & Country Estate Agent.



GROUND FLOOR
673 sq.ft. (62.5 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.5 sq.m.) approx.

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.



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