



Finningham Road | Gissingham, Eye | IP23 8JG

Price Guide £600,000

twgaze

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A charming Grade II listed thatched cottage dating from the 15th century, with possible earlier origins, offering a wealth of period features including diamond mullion windows and open fireplaces. The property provides spacious and characterful accommodation, with scope for modernisation and reconfiguration (subject to consents). Set over two floors, it includes a large sitting room, dining room, kitchen/breakfast room, and five bedrooms, making it a rare opportunity to acquire a historic home with excellent potential.

- Grade II listed thatched cottage dating from the 15th century
- Kitchen/breakfast room with scope for reconfiguration and modernisation
- Excellent opportunity to update and create a bespoke period home
- **NO ONWARD CHAIN**
- Two character reception rooms with open fireplaces and woodburning stove
- Five bedrooms, including a large dual-aspect principal bedroom
- Charming and characterful accommodation throughout

Location

Holm Oak House is towards the outskirts of Gislingham which is a fine village with church, village stores and an active community. The primary school in the village is rated as outstanding by Ofsted in 2012 and also has a pre-school nursery/playgroup. The nearby towns of Eye (5 miles) and Diss (10 miles) provide further amenities with both towns having highly rated schooling to sixth form level. Additionally, at Diss there is a mainline rail station on the Norwich to London Liverpool Street line with a journey time of around 90 minutes. There is also a rail link on the same line at Stowmarket (9 miles). The historic market town of Bury St Edmunds is around 20 miles distant, Norwich around 28 miles to the north and Ipswich around 20 miles to the south. The beautiful rolling countryside in nearby Thornham Woods will appeal to walking enthusiasts.





Property

A traditional Grade II listed thatched house, dating from the 15th century with possible origins as early as the mid-1400s. The property has been altered and extended over time, notably around 1600 and again in the early 19th century. Constructed of timber frame with plastered elevations beneath a thatched roof, it retains a wealth of period features, including historic diamond mullion windows. The front door opens into an entrance hall with cloakroom, which in turn leads through to a rear hall. The kitchen/breakfast room is of a generous size, comfortably accommodating a family dining table and offering scope for reconfiguration and modernisation to suit a purchaser's requirements. The dining room is a characterful space, featuring wood-panelled walls and an open fireplace with wood burning stove. A short inner hallway leads through to a substantial sitting room, extending the full depth of the house, with a large open fireplace and dual aspect windows providing excellent natural light. To the first floor, the principal bedroom is particularly spacious, benefiting from dual aspect windows. There are four further bedrooms, three of which are currently interlinked; however, subject to the necessary consents from Mid-Suffolk District Council, these could be sympathetically reconfigured to create a layout more suited to modern living. The family bathroom is accessed from the rear landing, which also features a rare historic 'coffin drop' providing access down to the kitchen below.

Outside

The plot extends to just over 0.6 of an acre, with the property positioned centrally within the grounds. A long driveway leads in, opening out to provide ample parking to the front of the house. To the side of the property is a useful studio, recently erected, with external stairs rising to the first floor. With some adaptation, this could provide valuable ancillary accommodation or serve as an ideal home office. Power Connected. The gardens are predominantly laid to lawn and are bordered by mature planting and deciduous trees, creating a private and established setting. There is also a productive orchard area with a variety of fruit and nut trees, along with a separate section dedicated to raised vegetable beds and a useful garden shed.

Services

Mains electricity and water are connected to the property. Heating is provided via an Oil Boiler.

How to get there

[What3words///thundered.carbonate.permanent](https://www.what3words.com/thundered.carbonate.permanent)

Viewing

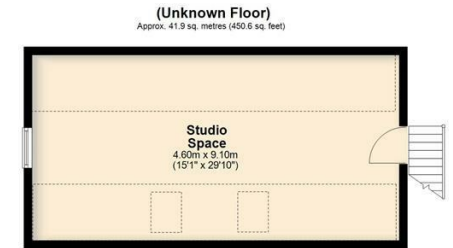
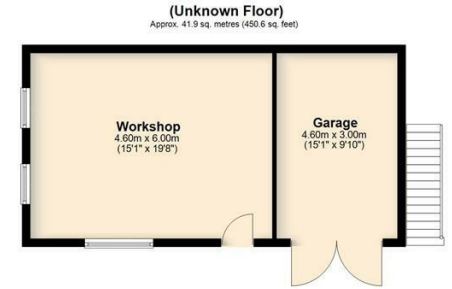
Strictly by appointment with TW Gaze

Council Tax Band E

Freehold

Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017. In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

Ref: 2/20174/KH



First Floor
Approx. 94.4 sq. metres (1015.9 sq. feet)

Total area: approx. 280.4 sq. metres (3017.7 sq. feet)

10 Market Hill
Diss
Norfolk
IP22 4WJ
01379 641341
prop@twgaze.co.uk