



Apricot Barn  
Gislingham Road  
Finningham  
IP14 4JA

twgaze



Beautiful 5 bedroom Grade II listed finely timbered barn conversion set in the historic North Suffolk village of Finningham  
Guide Price £760,000



- Beautifully timbered barn conversion
- 5 bedrooms
- Double garage with studio/office above
- Double sided wood burner
- Spacious accommodation throughout

### Location

Apricot Barn is set in the pretty and semi-rural village of Finningham and is within a Conservation Area. Countryside walks meander throughout the village with the small River Dove passing through. Within the village is The White Horse public house and 'Finbow's Yard' offering café and shops, along with a well stocked village store set approximately 2 miles distant in the nearby village of Bacton. The well served town of Stowmarket is approximately 8 miles away offering a full range of everyday amenities and mainline railway station with regular links to London Liverpool Street. Nearby towns such as, Diss, Bury St Edmunds and Needham Market offer a further range of everyday amenities, recreational and cultural facilities along with schooling. There are good road links to the A143 and A140 linking to the A14.



### The Property

Apricot Barn is a charming barn conversion crafted from a timber frame and adorned with Suffolk black weatherboarding beneath an inviting tiled roof. This property holds Grade II Listed status, signifying its exceptional architectural and historical significance. Believed to have its origins dating back to the 1600s, this home boasts a plethora of features throughout. The primary living space encompasses two generously proportioned reception areas, each enhanced by the warm ambiance of a wood-burning stove nestled within a substantial inglenook fireplace that gracefully connects these rooms. The main hall offers convenient access to the kitchen, study, and a well-appointed cloakroom.

### Outside

The entrance to the property is accessed through a sturdy wooden five-bar gate, leading to a gravel driveway that offers ample parking space for multiple vehicles. Directly across from the barn, you'll find the garage/gym, which includes a studio on the upper floor. Moving along the eastern side of the property, you'll discover a charming patio and an inner courtyard. This area is ideal for enjoying al fresco dining while relishing delightful views of the river.

### Services

Mains water, electricity, drainage. Night storage heaters.

### Directions

From Diss head west on the A143 towards Bury St Edmunds, bypassing the villages of Botesdale and Rickingham. Take the left turn onto the B1113 signed Gislingham and Stowmarket and proceed along this road until reaching the village of Finningham. On entering Finningham take the next left onto Gislingham Road. Continue along Gislingham Road and the property will be on the right sitting behind a five bar gate.

Agents Note -

### Viewing

Strictly by appointment with TW Gaze

### Freehold

Council Tax Band: E

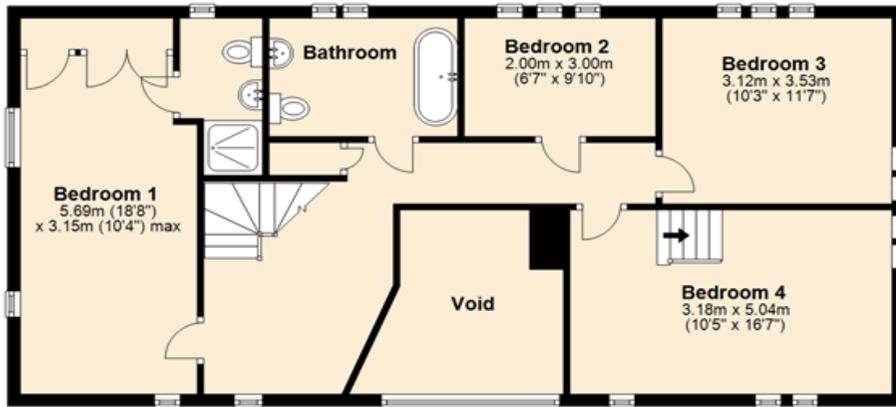
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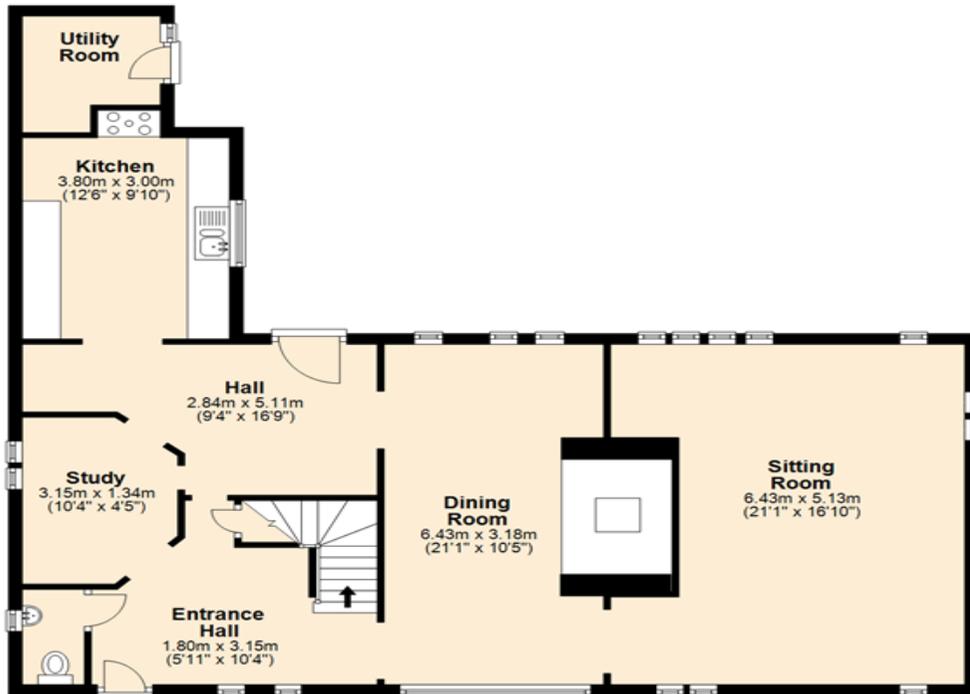




**First Floor**  
Approx. 87.4 sq. metres (940.8 sq. feet)



**Ground Floor**  
Approx. 104.1 sq. metres (1120.2 sq. feet)

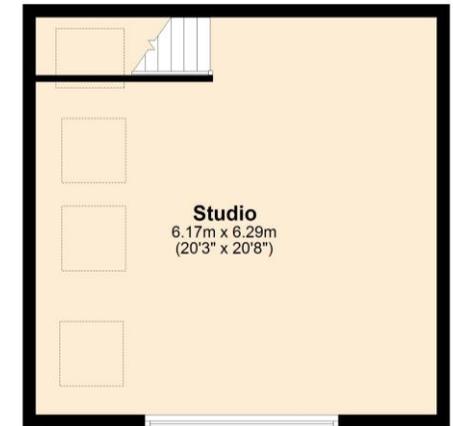


Total area: approx. 207.2 sq. metres (2230.7 sq. feet)

**Ground Floor**  
Approx. 38.8 sq. metres (417.7 sq. feet)

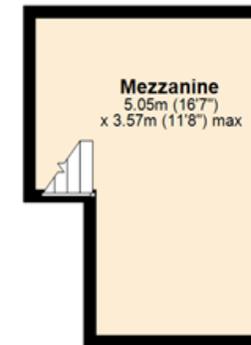


**First Floor**  
Approx. 38.8 sq. metres (417.7 sq. feet)



Total area: approx. 77.6 sq. metres (835.5 sq. feet)

**Second Floor**  
Approx. 15.8 sq. metres (169.7 sq. feet)





#### **Important Notice**

TW Gaze for themselves and for their Client give notice that:-

1. The particulars have been prepared to give a fair description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, distances, reference to condition and necessary permissions for use and occupation and other details are given in good faith but should not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3. No person in the employment of TW Gaze has any authority to make or give any representations or warranty whatever in relation to this property on behalf of TW Gaze, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. TW Gaze have not tested any service, equipment or facilities.

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