



**Black Horse Barn**  
**Finningham, Suffolk**

**DAVID  
BURR**



# Black Horse Barn, Walsham Road, Finningham, Suffolk, IP14 4JN

Finningham is an attractive semi-rural village with a public house, church of St Bartholomew's and recreational ground whilst being within easy reach of Bacton (1.5 miles) having a village store/post office, garage, primary school, doctor's surgery and pub/restaurant. Finningham is conveniently located twixt three well served market towns, Stowmarket (8 miles), Diss (10 miles) and Bury St Edmunds (18 miles), two of which have mainline rail links to London Liverpool Street.

A delightful detached unlisted barn conversion with countryside views set in private grounds of approximately 0.8 acres and additional well stocked orchard of approximately 0.25 acres. Black Horse Barn has been converted to a high standard and offering versatile accommodation arrangements combined with triple garaging, stables, storage barn and workshop. The property features a wealth of character features including exposed timbers and brickwork combined with the conveniences of modern living including double glazing and underfloor heating.

## **A wonderful detached barn conversion with a wealth of character features and generous grounds with stables and triple garaging.**

**RECEPTION HALL:** With fully glazed door and full height picture windows to side to a light and airy space with exposed timbers and tiled flooring. Staircase to first floor. Doors to principal reception rooms and cloakroom.

**CLOAKROOM:** Having W.C. and vanity unit with wash hand basin.

**SITTING ROOM:** 18'4 x 13'1 (5.6m x 3.9m). With windows to front and rear aspect. Exposed beams and studwork. Enclosed understairs storage cupboard. Further doors to study/bedroom 5, family room/bedroom 4 and shower room.

**FAMILY ROOM/BEDROOM 4:** 15'2 x 11'8 (4.6m x 3.6m) Vaulted ceiling with full height picture window to rear aspect. Further window and glazed exterior door to side.

**STUDY/BEDROOM 5:** 8'6 x 8'6 (2.6m x 2.6m). With window to rear aspect.

**SHOWER ROOM:** 5'8 x 4'3 (1.7m x 1.3m). Offering a quadrant shower cubicle, W.C. and wash hand basin. Window to side aspect.

**DINING ROOM/SNUG:** 14'6 x 13'2 (4.4m x 4m). Located off the main reception hall and featuring a continuation of the tiled flooring. Exposed chimney breast with raised hearth, oak bressummer and inset wood burning stove. Door to further storage cupboard. Open walk through to;

**KITCHEN:** 19' x 12'9 (5.7m x 3.9m). A generous room with tiled flooring. Exposed brickwork to wall. Range of shaker style wood fronted base and wall units, granite worktops with ceramic Butler sink and mixer tap. Twin oven cooker range with extractor hood over. Further built-in understairs storage cupboard. Opening through into the;

**BREAKFAST ROOM:** 14'3 x 11'4 (4.3m x 3.4m). With vaulted ceiling and large full height picture window to rear and further window and exterior glazed door to side.

**UTILITY:** 14'2 x 8'7 (4.3m x 2.6m). Also accessed off the kitchen with tiled flooring, window to front aspect and additional exterior door to side. Built-in double storage cupboard being a continuation of the kitchen shaker style units with inset ceramic Butler sink. Space and plumbing for washing machine and tumble dryer.

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## First floor

**LANDING:** With twin windows to front aspect.

**BEDROOM 1:** 14'9 x 13'6 (4.5m x 4.1m). A generous double bedroom with window to rear aspect and additional Velux window. Exposed timber and studwork. Twin double fitted wardrobes. Walk-through to;

**DRESSING ROOM:** 10'8 x 9'8 (3.2m x 2.9m). With window to rear aspect and additional Velux window. Further door to;

**EN SUITE:** 7'6 x 4m (2.3m x 1.2m). Offering a quadrant shower cubicle, vanity storage unit with part concealed W.C. and wash hand basin. Door to storage area.

**BEDROOM 2:** 15'5 x 13'3 (4.7m x 4m). A generous double bedroom with windows to rear and side aspect with additional Velux window. Exposed timbers and studwork. Twin built-in fitted wardrobes.

**BEDROOM 3:** 13'6 x 7'8 (4.1m x 2.3m). Another double bedroom with window to rear and Velux window. Exposed timbers and studwork.

**BATHROOM:** 10' x 6' (3m x 1.8m). With tiled walls and floor. Tiled panelled bath, quadrant shower cubicle, part concealed W.C. and wash hand basin.

## Outside

Set back from the road, the property offers a large gravelled driveway with established hedging to front boundary and ample parking space for several vehicles. The driveway extends to the side of the property where there is a **TRIPLE GARAGE** 30'5 x 27'4 (9.3m x 8.3m) having boarded loft for storage with workshop/storage unit to the rear.

The gardens are particularly delightful offering a southerly aspect and being split into two defined areas with lawned gardens to rear and side with

established tree plantings and stock fencing. **TRIPLE STABLE BLOCK** (each stable 11'8 x 11'3 (3.6m x 3.4m) with attached workshop/haybarn 11'8 x 10'6 (3.6m x 3.2m). Access gate to the rear of the garden opening onto a well-stocked orchard of 0.25 acres with a range of tree and shrub plantings.

**SERVICES:** Mains water and electricity are connected. Private drainage (bio digester). Calor gas for cooking (hob only, electric oven). Oil central heating. Fibre to the premises. Conventional BT phone line. Terrestrial TV and Satellite. Water softener. **NOTE:** None of these services have been tested by the agent.

In addition there is a Police Monitored Security System and CCTV.

**LOCAL AUTHORITY:** Mid Suffolk District Council. Band F

**EPC RATING:** C

**VIEWING:** Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

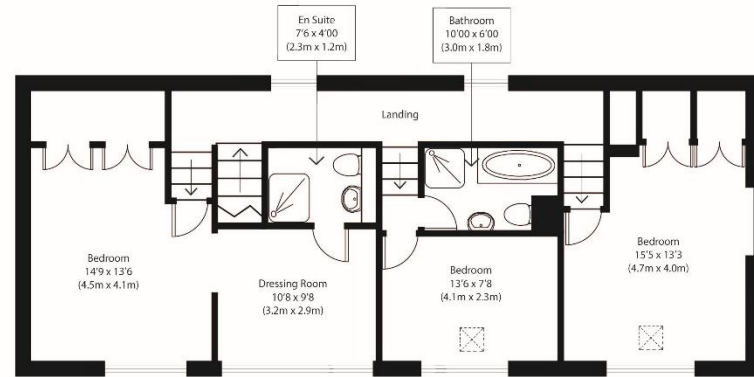
**TENURE:** A holding deposit of one week's rent will be required to process an application for a Tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover. Fees may be charged for late payment of rent and mislaid keys.



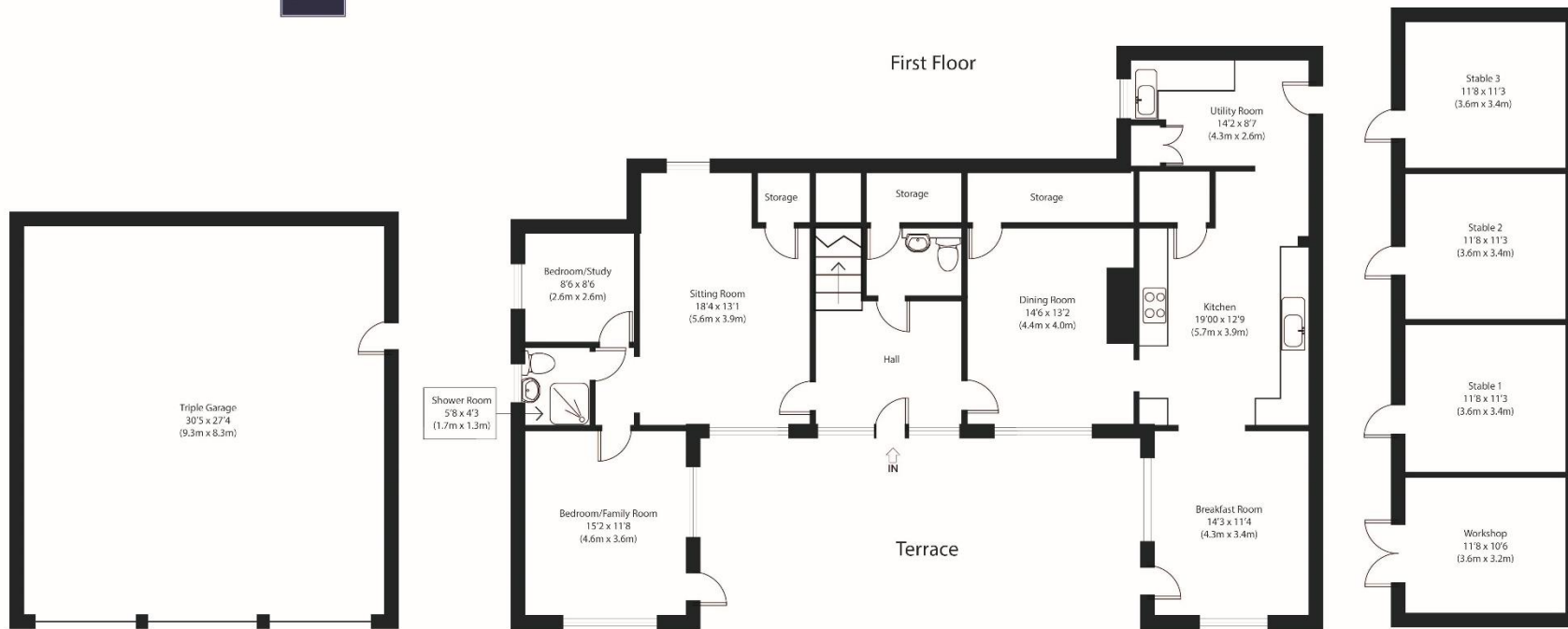
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Approximate Gross Internal Area  
 Main House 2515 sq ft (234 sq m)  
 Outbuildings 1365 sq ft (127 sq m)  
 Total 3880 sq ft (360 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.ojphoto.co.uk



First Floor



Ground Floor

Offices at: Woolpit 01359 245245- Long Melford 01787 883144- Leavenheath 01206 263007 - Clare 01787 277811-Castle Hedingham 01787 463404

Newmarket 01638 669035 - Bury St Edmunds 01284 725525 - London 020 78390888 - Linton & Villages 01440 784346

