



Green Hall, Farningham

Sheridans



# Green Hall, Finningham IP14 4HT

Offers Over £995,000

Fully restored and newly upgraded country home offering character and modern day living. Beautifully presented 8 bedroomed house providing a substantial level of accommodation in grounds of over 1.5 acres situated in the heart of the village with church views.

Green Hall is an exceptional, attractive and spacious 4780sqft period house, within over one and a half acres of private gardens enjoying church views whilst situated in the heart of the picturesque village of Finningham.

The handsome building is believed to date from the 16th century, with later additions in 17th and 20th century. Green Hall is Grade II listed for special architectural and historical interest and retains many superb character features.

The house has been comprehensively improved and upgraded to a very high standard and with an excellent attention to detail, into a comfortable family home, which perfectly balances more modern practicalities with the enchanting historic features of a medieval house.

Internally, the accommodation flows remarkably well and comprises well-proportioned rooms with high ceilings.

The wooden front door opens on to a useful porch, which in turn leads through to a capacious, double aspect reception hall, with a wood burning stove, a mostly 18th century staircase leading to the first floor, and doors to the drawing room, family room and kitchen.

The kitchen/breakfast room is a bright, double aspect room, with a pantry, quartz work surfaces, two sinks and a boiling tap, integrated fridge freezer, dishwasher, two Neff ovens and an induction hob.

To the side of the stylish kitchen is a cosy snug - which could also be used as a dining room - with French windows to the garden.

An inner hall off the kitchen leads to the home office/playroom, laundry room, boot room and cloakroom; a second set of stairs lead up to a bedroom with an en-suite and further lounge/bedroom.

The drawing room is an enchanting triple aspect space with a handsome redbrick chimneypiece with an inset wood burning stove, exposed timbers and studwork. Partially glazed double doors lead to the garden.

The spacious, triple aspect family room has a bright and contemporary feel, with four partially glazed double doors leading out to the garden and a vaulted ceiling; it is a magnificent area for entertaining.

The first-floor accommodation comprises six double bedrooms, three of which having en-suite bathrooms, and the family bathroom. The double aspect principal bedroom is an especially fine and generous room, with exposed beams, dressing area and adjoining bath and shower room.

On the second floor are two further bedrooms presently used at each wing as studies/sitting rooms, perfect for families.

## Outside

Green Hall is set within 1.62 acres and has superb gardens mainly lawn with mature established trees and an impressive pond.

Our client currently keeps bees, chickens and has four raised vegetable beds - the ideal location for realising the country life ideal.

To the front of the house is a shingle drive, providing ample parking, and a double garage.

## Location

Green Hall is set back from the road and ideally located in the village of Finningham, in mid-Suffolk. An area particularly noted for its gently undulating countryside and fabulous walks.

Finningham is an ancient village, included in the Domesday Book, with a public house, the White Horse, a village green, and the delightful Norman Church of St Bartholomew. Within the church are memorials to the Frere family, who once owned Green Hall. John Frere is an important 18th-century antiquarian.

EmZo, a popular family-run café and gift shop is just outside the village (0.6 miles) and there are a number of well-regarded restaurants locally, including The Auberge in Yaxley (4.3 miles) and The Kings Arms in Haughley (5.6 miles).

Wyken Vineyard (2.3 miles) is a popular local vineyard - producing around 12,000 bottles per year - which has a well-regarded restaurant, country store and beautiful gardens. It also offers regular events and a farmers' market.

There are excellent schools locally in both the state and independent sectors including Hartismere, Finborough School and Framlingham College.

Sports facilities in the area are superb: Stowmarket has gym, tennis courts and a golf club; there is a further golf club in Diss, which also had a rugby club.

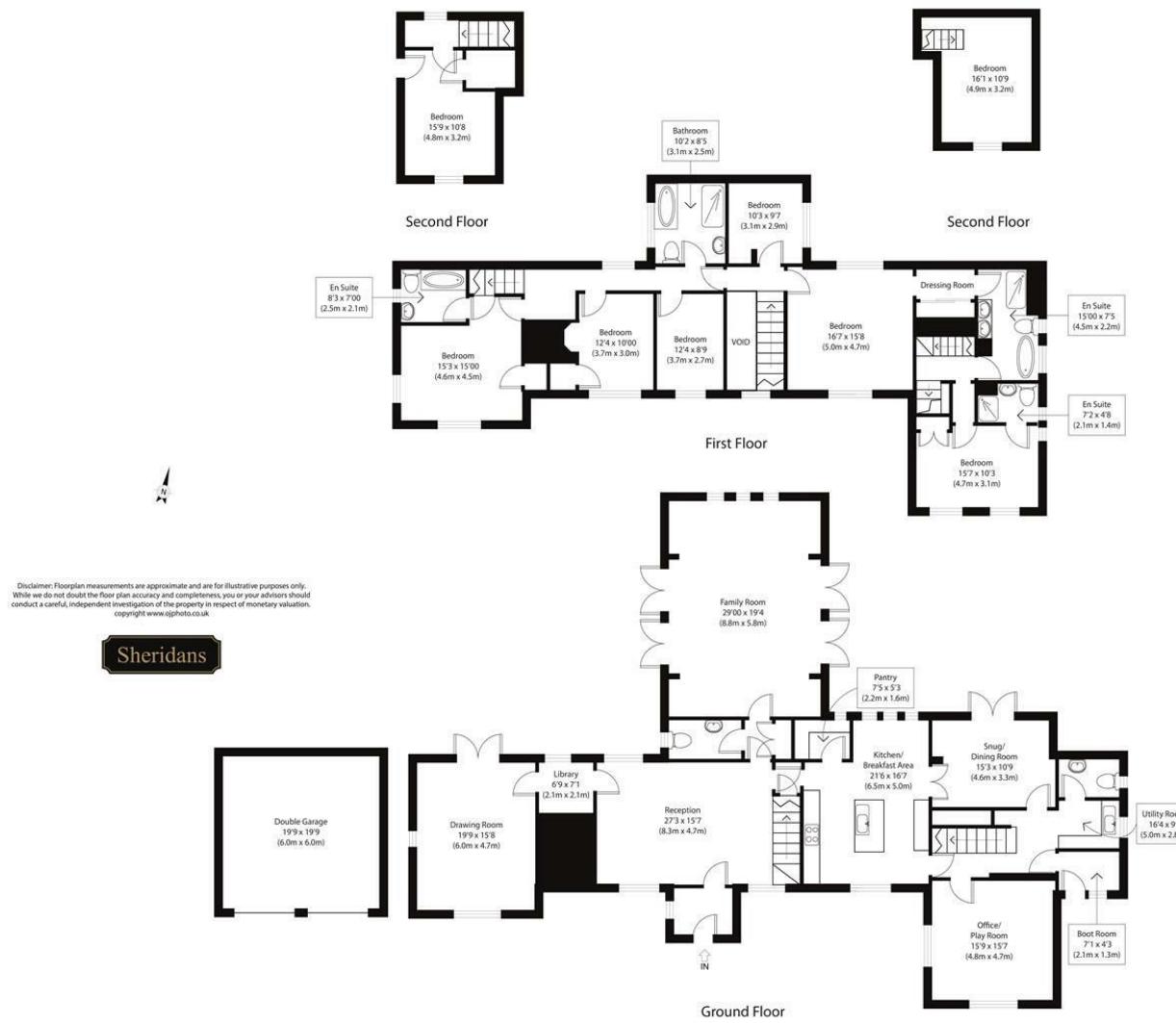
Green Hall is well placed for the commuter with easy access to A140 and a railway station in Stowmarket providing regular trains to London Liverpool Street, from 77 minutes.

- Meticulously restored 4,780 sqft village house
- Five large receptions
- Wealth of original features
- Fantastic kitchen breakfast room
- Ideal for entertaining
- Six generous first floor bedrooms
- Three en-suites, family bathroom
- Two second floor bedrooms/sitting rooms/studies
- Extensive parking/garaging, electric gates
- Private grounds with church views, all in just over 1.5 acres

## Services

Mains electricity and drainage. Water run off goes to pond. Oil fired radiator central heating. Council tax band G. Grade II Listed





These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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