



**Thorne Gables,  
Shimpling, Bury St. Edmunds, Suffolk.**

**DAVID  
BURR**



# THORNE GABLES, SHIMPLING, BURY ST. EDMUNDS, SUFFOLK. IP29 4HS

Shimpling is a popular village full of interesting cottages and period houses, many of which were built in the 19<sup>th</sup> Century by Thomas Halifax, a wealthy London banker and great benefactor of Shimpling. There is a thriving village pub, social club and Parish Church with All Saints Primary School located in Lawshall approximately 2.5 miles distant. The Cathedral town of Bury St Edmunds (9 miles) and the market town of Sudbury (8 miles) both provide an extensive range of amenities, schooling for all ages and the latter, a commuter rail link to London's Liverpool Street Station.

This substantial detached house offers considerable versatility that would suit a range of different lifestyles. The property was built by the current owner with particular attention to detail and quality finishes throughout. Further benefits include a double garage, studio, ample parking, charming gardens, field views and is offered with no onward chain. **In all about an acre.**

## **A substantial detached house with far reaching field views within the centre of a highly regarded Suffolk village.**

**ENTRANCE VESTIBULE:** 2.23m x 2m. (7'4" x 6'7"). Exposed brickwork, pamment tiled floor and double doors opening to:-

**DINING HALL:** 7.16m (into recess) x 5.48m. (23'6" into recess x 18'). An exceptional space being at the heart of the house designed with entertaining in mind. Handmade staircase off.

**DRAWING ROOM 1:** 7.77m x 6.45m. (25'6" x 21'2"). Lovely views over the rear garden with fields beyond. Impressive floor to ceiling red brick chimney with oak bresummer and inset stove on a brick hearth. Double doors open on to terracing.

**SITTING ROOM:** 5.48m x 3.98m. (18' x 13'1"). An ideal family room given its location to the kitchen. Finished with a large bay window that includes a seating area, complemented further by oakwood flooring, cornicing and fireplace with carved stone surround and hearth.

**STUDY:** 3.73m x 2.15m. (12'3" x 7'1"). A versatile room that could be a play room, snug etc.

**KITCHEN/BREAKFAST ROOM:** 5.43m x 3.75m. (17'10" x 12'4"). A spacious room divided into two distinct areas with an attractive tiled floor running through out and finished with a range of matching units and work-tops, glass display cabinet, inset twin bowl sink unit and mixer tap over. Separate drinking water tap, space for full height fridge/freezer, integrated electric double oven and four ring hob with extractor fan over. Plumbing for dishwasher. Pull out ironing board. Double doors link to:-

**LIVING ROOM:** 4.29m x 3.25m. (14'1" x 10'8"). With a 9ft high pine ceiling and natural light from 2 sets of double doors opening on to terracing and the garden beyond.

**Inner Hall:** Shelved cloaks cupboard and doors to:-

**UTILITY/BOOT ROOM:** 2.43m x 1.77m. (8' x 5'10"). A useful room with tiled floor complete with central drain. Fitted units and work-top with stainless steel sink unit and mixer tap over. Plumbing for washing machine and space for tumble dryer. Door to rear vestibule.

**CLOAKROOM:** Heated towel rail, WC and wash hand basin

Offices at:

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**Rear Vestibule:** Tiled floor and door to garden.

**BEDROOM:** 4.06m x 3.96m. (13'4" x 13'). Extensive built-in wardrobes, dressing table, chest of drawers and bedside cabinets.

**Dressing Area:** Built-in 'his and hers' double wardrobes with storage over and door to:-

**Ensuite Bathroom:** Bath with shower attachment, large fully tiled shower cubicle, heated towel rail, WC and wash hand basin.

**BEDROOM:** 4.06m x 3.96m. (13'4" x 13'). Opening to:-

**Dressing Area:** With space for wardrobes and door to:-

**Ensuite Bathroom:** Bath with shower attachment, fully tiled shower cubicle, heated towel rail, WC and wash hand basin.

## First Floor

**LANDING:** 8.83m (maximum) x 3.96m. (29' max x 13'). A spacious area with useful storage cupboard, space for seating, large walk-in storage/linen cupboard, access to loft storage space and doors to:-

**DRAWING ROOM 2:** 7.77m x 5.3m. (25'6" x 17'5"). An exceptional room with a 10ft high ceiling, exposed pine, large casement windows, useful storage cupboard and double doors that open to a balustrade that in turn afford for fine views over the rear garden with fields beyond. Light oak fronted storage cupboard/seating area.

**KITCHEN:** 2.76m x 1.7m. (9'1" x 5'7"). A modest yet useful room and particularly if the first floor Drawing Room became a Studio given that there are a range fitted of units, work-tops with inset sink and mixer tap over. Space for fridge, etc.

**PRINCIPLE SUITE:** 6.14m (into recess) x 5.43m. (20'2" into recess x 17'10"). With extensive built-in wardrobes, storage cupboard and window seat. Door to:-

**Ensuite Bathroom:** (Also accessed from the landing). Spa bath with shower attachment, separate large shower cubicle, heated towel rail, WC and wash hand basin.

**BEDROOM:** 4.62m x 3.96m. (15'2" x 13'). Built in storage cupboard and door to:-

**Ensuite Bathroom:** Bath with shower attachment, WC, bidet and wash hand basin.

**BEDROOM 5:** 3.96m x 3.74m. (13' x 12'4"). With lovely views over the garden with fields beyond. Built-in wardrobes and storage cupboards.

## Outside

A sweeping gravel drive provides ample parking for a number of vehicles and in turn leads to:-

**DETACHED DOUBLE GARAGE:** With twin up and over doors, light and power connected, useful storage space over and personal door to side. There is an attached brick-built **STORE** ideal for ride-on mower etc.

**STUDIO:** 5.3m x 2.84m. (17'5" x 9'4"). A versatile room with its own loft space above, electric heating, tiled floor and double doors opening on to the garden.

The grounds are one of the property's most attractive features, generous in size and incorporating large areas of terracing designed with entertaining/dining Al-fresco in mind. This in turn opens to a central expanse of lawn bordered by established hedging and trees to the rear giving way to far reaching field views.

**In all about 1 acre.**

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**SERVICES:** Main water, drainage and electricity. Oil-fired heating.

**NOTE:** None of these services have been tested by the agent.

**EPC RATING:** Band D - A copy of the energy performance certificate is available on request.

**LOCAL AUTHORITY:** Babergh and Mid Suffolk District Councils, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

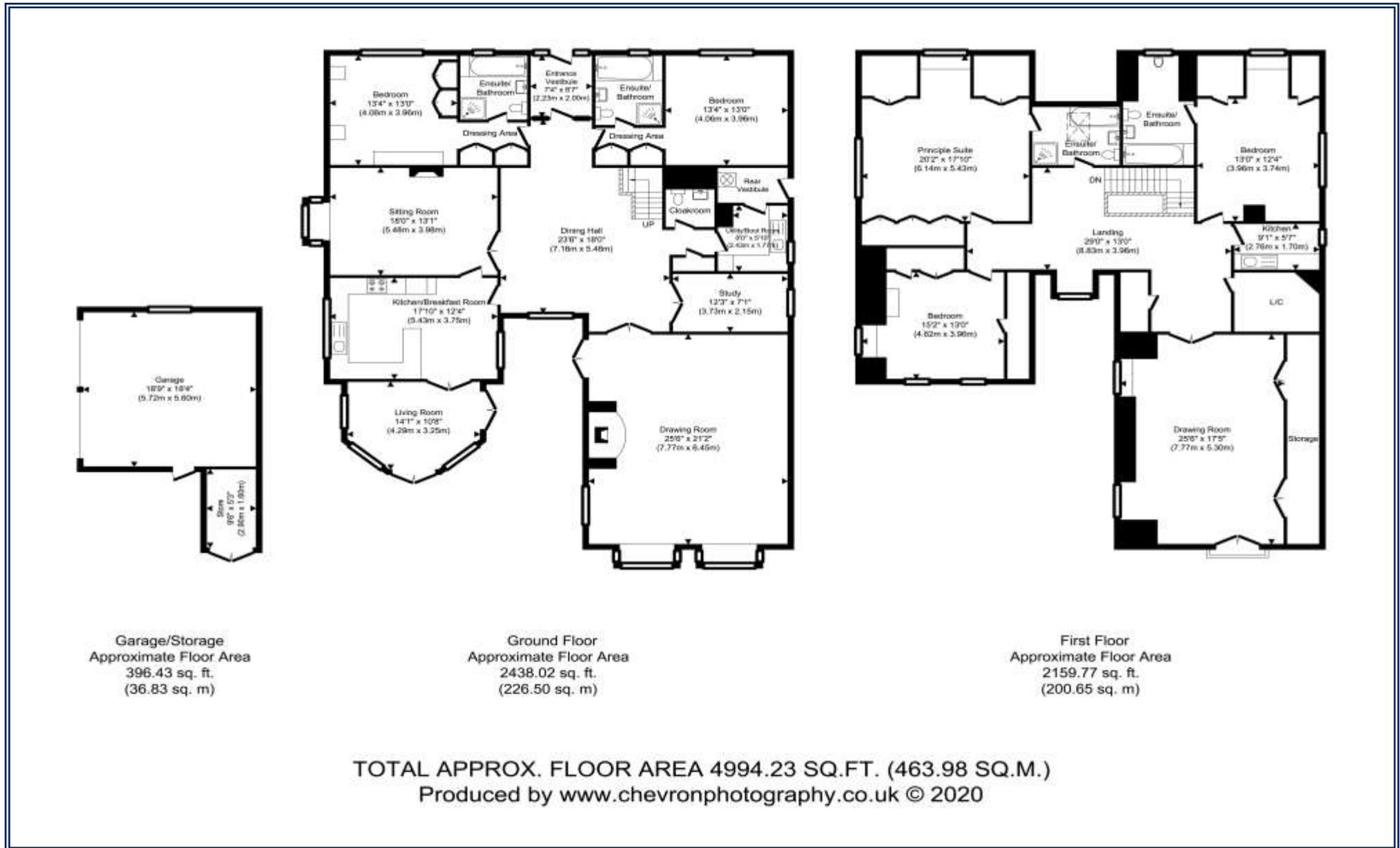
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