



Cedars House
Thurston, Suffolk

**DAVID
BURR**



Cedars House, Ixworth Road, Thurston, Bury St Edmunds, IP31 3QE

Thurston is a popular and convenient village with good range of local amenities including mainline station, post office and general stores, primary and well regarded community college, two public houses, church and garage. The A14 linking the Midlands, the East Coasts Ports and London via the M11 is approximately 2 miles. The cathedral town of Bury St Edmunds is approximately 5 miles and has an excellent range of schooling, shopping, recreational and cultural facilities.

Cedars House is a substantial and imposing six bedroom detached Manor House in a rural yet accessible location. The property offers a wealth of period features and free flowing accommodation arranged over two floors as well as the added benefit of a cellar. The property has been sympathetically extended and renovated over a 24 year period by the current owners.

A substantial and imposing Manor House boasting a wealth of period features in an idyllic location with potential to create an internal annexe.

Entrance door to;

ENTRANCE HALL: A grand space providing access to all wings of the property. Parquet flooring. Wood panelling to walls believed to come from an original Greene King building. Door to;

DRAWING ROOM: 19'4 x 18'1 (5.90m x 5.50m). A light and airy room with traditional Georgian high ceilings providing ample room for formal entertainment. Feature inset wood burning stove on a brick hearth. Double aspect sash windows to front and side.

STUDY/HOME OFFICE: 12'2 x 12' (3.70m x 3.65m). A versatile space with sash windows to front. Feature fireplace inset with hearth. Tucked away to the front of this property this space is ideal for working from home.

SITTING ROOM: 15'7 x 13'3 (4.75m x 4.05m). Another spacious room with window to side aspect. Feature inset woodburner. Currently used as an informal entertainment space housing a TV and seating area.

DINING ROOM: 21'10 x 16'3 (6.65m x 4.95m). Another imposing room with high ceilings, hardwood flooring and feature fireplace. Currently housing a 12 seater dining table with capacity for more if so required. Double French doors leading to the garden room.

KITCHEN/BREAKFAST ROOM: 21'10 x 9'10 (6.65m x 3.00m). Divided into two defined areas and fitted with a matching range of wall and base units with two inset sinks with drainers and stainless steel mixer taps over. Rangemaster oven with extractor over. Built-in dishwasher. Space for two fridge freezers if needed, space for other white goods. A focal point of the kitchen is a 40' well which was uncovered during renovations and is now exposed and viewable through the glass. Door to;

UTILITY: With tiled flooring. Ample storage space. Spaces for white goods.

GARDEN ROOM: 43'x 10'6 (13.10m x 3.20m). A notable addition spanning the rear of the property. A light and airy space useable all year round with access to the rear terrace and views to gardens, as well as underfloor heating.

Cedars House, Ixworth Road, Thurston, Bury St Edmunds, IP31 3QE

ENTERTAINMENT ROOM: 16'5 x 11'8 (5.00m x 3.55m). A versatile space currently being used as a games room. Windows to front and side. Built-in storage and spotlighting.

PLAYROOM: 15'9 x 13'3 (4.80m) x 4.05m). Another versatile space but more latterly has been transformed into an arts and craft room. Access to

CLOAKROOM: 12'6 x 6'3 (3.8m x 1.90m). A former cloakroom with power, light and water connected and could therefore could be reinstalled as a cloakroom if so required.

SHOWER ROOM: 7'10 x 6'11 (2.40m x 2.10). Partly tiled with three shower attachments. Rippled privacy glass divider. White suite comprising W.C. and hand wash basin. Heated towel rail. Underfloor heating.

CLOAKROOM: White suite comprising W.C. and wash basin with hot and cold taps.

CELLAR: Access via its own staircase and currently split in two parts 11'8 x 6'5 (3.55m x 1.95m) and 7'9 x 8'5 (2.35m x 1.95m). Currently used for storage but could be utilised for a number of purposes.

First floor

LANDING: A light and spacious areas with high ceilings. Storage and access to all sides of the property. Fuse boxes for the upper floor. Two staircases to the ground floor.

MASTER BEDROOM: 20'2 x 17'3 (6.15m x 5.25m). An imposing super king size suite with built-in storage and double aspect windows. Feature fireplace with stone hearth surround. With pillars defining the entrance to the;

EN SUITE: Comprising slipper bath, Jack and Jill sinks with mixer taps over and W.C. Heated towel rail. Storage cupboard.

BEDROOM 2: 16'1 x 14'11 (4.90m x 4.55m). Window to rear. Feature wood burning stove. Ample built-in storage. Dressing area with access to loft. Door to;

EN SUITE: Comprising panelled bath, W.C. and hand wash basin. Heated towel rail. Window to front aspect.

BEDROOM 3: 16'9 x 13'7 (5.10m x 4.15m). Another double room with feature inset fireplace. Window to rear. Door to;

JACK AND JILL SHOWER ROOM: Shower with drencher head over, W.C. and hand wash basin. Heated towel rail.

BEDROOM 4: 15'9 x 10'6 (4.80m x 3.20m). Double room with built-in storage and window to side.

BEDROOM 5: 11'0 x 8'8 (3.35m x 2.65m). Window to rear. Space for storage.

BEDROOM 6: 11'0 x 9'10. Window to front. Built-in storage and access to the Jack and Jill shower room.

DRESSING ROOM 1: 11'2 x 9' (3.40m x 2.75m). Ample hanging and storage space. Window to side aspect. Second loft hatch.

DRESSING ROOM 2: 11'2 x 10'10 (3.40m x 3.30m). Built-in wardrobe space again providing ample storage. Window to front.

BATHROOM: Panelled bath, W.C. and hand wash basin. Window to rear.

Cedars House, Ixworth Road, Thurston, Bury St Edmunds, IP31 3QE

Outside

Situated in a rural yet accessible location on the Ixworth Road, Cedars House benefits from wraparound gravel driveway offering ample off road parking for multiple vehicles. The property is set well back from the road with high evergreen trees.

The rear garden benefits from a terrace to the rear to enjoy warm summer days. Substantial kitchen garden including a vegetable patch and greenhouse. The gardens are further complemented by a recent addition of an outdoor entertainment area. Variety of outbuildings ideal for a number of uses and also housing the Biomass heating system. Boundaries are clearly defined by fences and further complemented by trees and shrubs.

SERVICES: Mains water and electricity are connected. Private drainage (septic tank). Biomass heating. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council. **EPC:** D

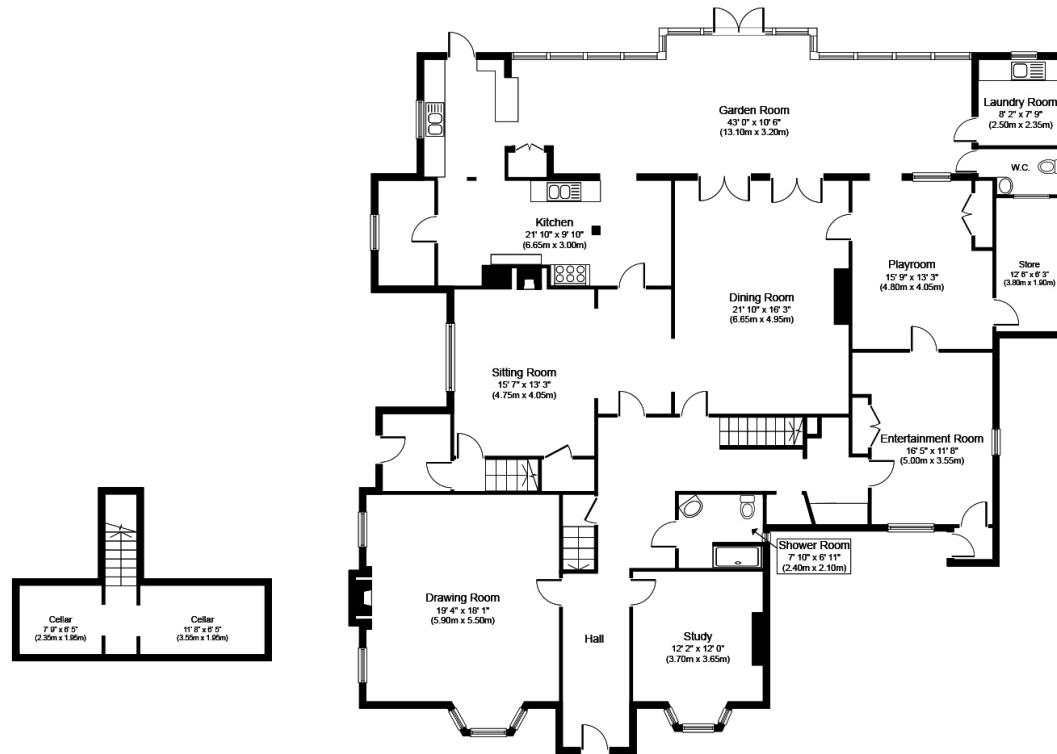
VIEWING: Strictly by prior appointment only.

We value the safety of our clients and employees, please take a moment to review our health and safety guidelines for appointments and visiting offices <https://davidburr.co.uk/appointments-guidelines/>

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

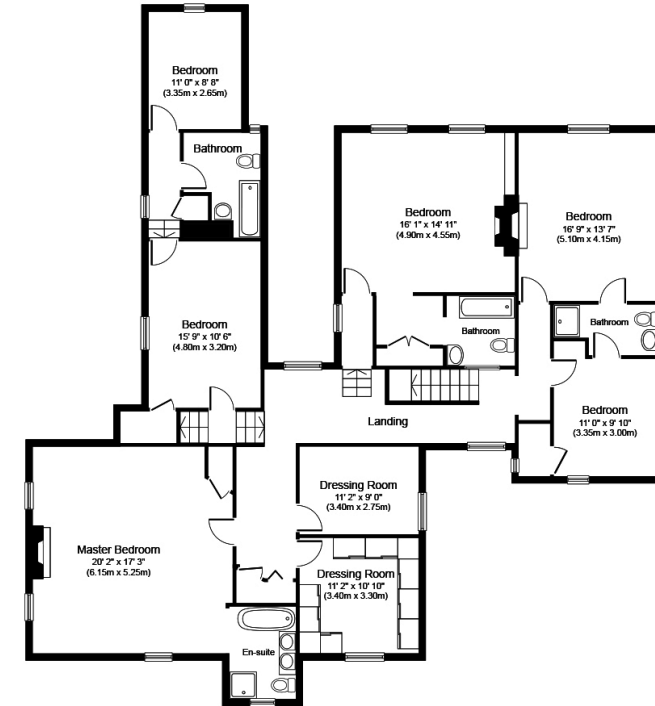


Cedars House, Ixworth Road, Thurston, Bury St Edmunds, IP31 3QE



Basement
Approximate Floor Area
173 sq. ft.
(16.1 sq. m.)

Ground Floor
Approximate Floor Area
3,240 sq. ft.
(301.0 sq. m.)



First Floor
Approximate Floor Area
2,100 sq. ft.
(195.1 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2020 | www.houseviz.com

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



