



The Street, Thorndon, Eye, IP23 7JN

Guide Price £640,000 - £660,000

A fine example of an impressive barn conversion offering versatile accommodation in the region of 1,800 sq ft. Set upon a generous plot of 0.19 acre with mature and well stocked southerly facing gardens. Additionally benefitting from a large workshop/cart lodge (approx.600 sq ft) with annexe potential.

- Stunning barn conversion
- Large workshop/cart lodge - dual living potential
- Ample off-road parking
- Freehold
- Approx 1,800 sq ft
- Mature and well stocked southerly facing gardens
- Council Tax Band F
- Energy Efficiency Rating D



Property Description

Situation

Set upon an individual position, the property is found in a tranquil non-overlooked situation within the heart of the attractive and sought after village of Thorndon. The village is surrounded by the idyllic countryside on the north Suffolk borders and over the years has proved to have been a popular and desirable location offering a lovely assortment of many historic and modern properties, whilst retaining good amenities by way of having a public house, shop, mobile post office, schooling and fine church. The historic market towns of Diss and Eye are within close proximity with Eye lying four miles to the north and Diss respectively seven miles beyond, both offering an extensive and diverse range of many day to day amenities and facilities alongside a mainline railway station within Diss and Stowmarket having direct/regular services to London Liverpool Street and Norwich.

Description

The property comprises five bedroom detached barn conversion of oak timber frame construction with weather board external elevations under a pitched clay pantiled roof. Having formerly been a threshing barn and originating 300 years ago, the dwelling was sympathetically converted in the mid-1990s, whereby a great emphasis was undertaken to retain much of the timber with a pleasing blend of modern fixtures and fittings, good insulation levels whilst showcasing all of the charm and character one would expect to find in a property of this nature. In essence the accommodation is in the region of 1,800 sq ft spread over three floors and giving a great deal of versatile living space with well proportioned rooms all flooded by plenty of natural light.

Externally

The property is set back from the road upon an individual position approached via a five bar gate and with good off-road parking space upon a hardstanding tarmacked driveway which in turn leads up to the cart lodge/workshop (essentially separated into two areas with a double garage upon first entry with electric up and over door, window to side, power/light connected and with secondary door giving access to the workshop area. Being of a good size and having the potential to be converted into annexe accommodation if required and subject to the necessary consent). The main gardens lie to the front of the property and enjoy private and tranquil situation having been thoughtfully planted over the years and are now well stocked and established enjoying a southerly aspect.

The rooms are as follows:

ENTRANCE HALL: Access via a solid wood and glazed door to front, L shaped in size and giving access to the wc, kitchen, reception room one and office/study. Stairs rising to first floor level with under stairs storage cupboard.

WC: 5' 7" x 4' 6" (1.71m x 1.37m) A refitted suite with hand wash basin and wc in white. Tiled flooring. Heated towel rail.

KITCHEN/BREAKFAST ROOM: 11' 10" x 10' 0" (3.61m x 3.05m) Enjoying views over the gardens, the kitchen is presented in an excellent condition offering a good range of wall and floor units, roll top work surfaces, island with breakfast bar to side, integrated appliances with four ring electric touch hob and extractor above, double oven to side, fitted water softener, fitted fridge and inset one and a half bowl sink with drainer and mixer tap. Arch to side giving access to the utility and door giving access to reception room two.

UTILITY: 6' 5" x 4' 11" (1.96m x 1.51m) With window to side aspect, roll top work surface with space for white goods below, storage above, inset sink.

RECEPTION ROOM TWO/DINER: 10' 11" x 9' 5" (3.33m x 2.87m) Enjoying a southerly aspect flooded by plenty of natural light and having delightful views over the gardens. Sliding upvc doors to side.

RECEPTION ROOM ONE: 13' 11" x 16' 2" (4.24m x 4.93m) A bright and spacious dual aspect room, exposed timbers and beams and open plan living flowing through to the dining area.

OFFICE/STUDY: 11' 11" x 7' 7" (3.63m x 2.31m) Giving versatile space currently used as an office and found to the rear of the property. Exposed timbers and beams.

FIRST FLOOR LEVEL - LANDING: With doors leading to bathroom, bedroom three and first floor sitting room. Stairs rising to second floor level.

FIRST FLOOR LEVEL - SITTING ROOM: Being of a generous size with floor to ceiling height windows and vaulted ceiling. Elevated views over the gardens to a southerly aspect.

BEDROOM ONE: 14' 7" x 16' 3" (4.44m x 4.95m) A grand principal bedroom being of a most generous size and flooded by plenty of natural light due to a triple aspect. Mullion windows being an attractive feature, a heavily timbered room

BEDROOM TWO: 12' 1" x 9' 6" (3.68m x 2.91m) A double bedroom found to the front of the property with fitted double storage cupboard and single storage cupboard housing the hot water cylinder. En-suite facilities to side.

EN-SUITE: 5' 0" x 5' 6" (1.52m x 1.68m) A modern and replaced suite with corner tiled shower cubicle, low level wc and hand wash basin. Heated towel rail. Fully tiled.

BEDROOM THREE: 11' 11" x 11' 0" (3.63m x 3.35m) An impressive bedroom with vaulted ceilings, triple aspect and exposed timbers and beams.

BATHROOM: 6' 6" x 5' 6" (1.98m x 1.68m) With frosted window to rear, a well presented three piece suite in white with panelled bath and shower over, low level wc and hand wash basin. Heated towel rail.

SECOND FLOOR LEVEL - LANDING: Suspended landing giving access to bedrooms four and five, elevated views over the gallery landing below.

BEDROOM FOUR: 14' 11" x 13' 2" (4.55m x 4.01m) With Velux window to the rear aspect being a well proportioned bedroom.

BEDROOM FIVE: 12' 5" x 13' 5" (3.78m x 4.09m) A dual aspect room, although the smallest of the bedrooms still being a double.

SERVICES:

Drainage - mains

Heating - oil

EPC Rating - D

Council Tax Band - F

Tenure - freehold

OUR REF: 8365



Viewing Arrangements

Strictly by appointment

Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

