

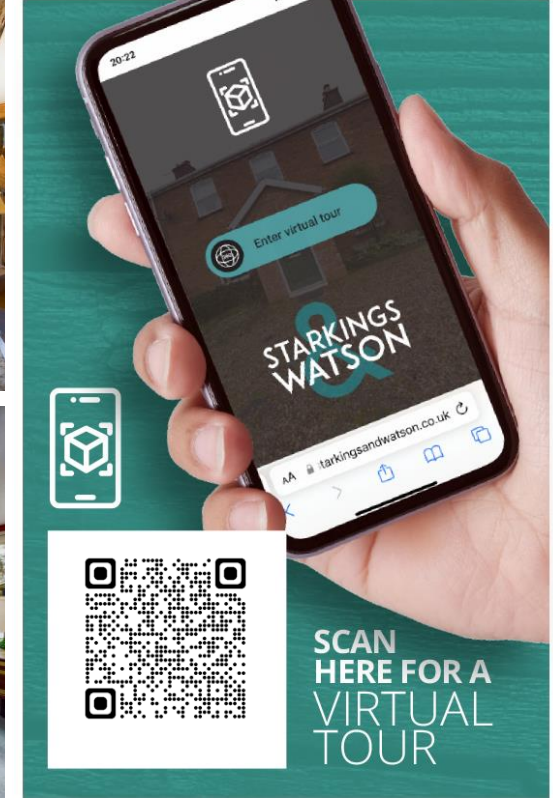
HALL ROAD

# Thorndon, Eye IP23 7LU

Freehold | Energy Efficiency Rating : N/A

To arrange an accompanied viewing please pop in or call us on 01379 450950

# FOR SALE PROPERTY



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# STARKINGS & WATSON

- Detached Period Home
- Grade II Listed
- Sought After Village Location
- Impressive Reception Space
- Kitchen/Dining Room & Garden Room
- Five Generous Bedrooms & Two Bathrooms
- Garage, Cart Lodge & Stable Block
- Private Plot of 0.33 Acres (stms)

#### IN SUMMARY

NO CHAIN. With a 0.33 Acre Plot (stms), this IMPOSING Grade II Listed COUNTRY HOME located within the sought after village of THORNDON close to the market town of EYE is believed to date back to the 17th CENTURY with later extensions. The footprint measures an impressive 2600 Sq. ft (stms) and offers an ABUNDANCE OF ORIGINAL PERIOD FEATURES to include mullion windows, exposed timber beams and feature fireplaces. The accommodation in brief comprises THREE IMPRESSIVE RECEPTION ROOMS, kitchen/breakfast room, utility room and W.C, FIVE BEDROOMS and TWO BATHROOMS. The property is located on the edge of the village and as such benefits from a semi-rural garden plot as well as ample driveway parking, a detached garage and car-port as well as a former stable block to the bottom of the garden.

#### SETTING THE SCENE

Approached from Hall Road via a partly shared initial driveway between the property and the neighbouring property, there is then secure gated access onto the expansive front shingled driveway providing ample off road parking for numerous vehicles. The driveway gives access to the detached garage and adjoining car port. There is a paved access to both sides of the property leading to the rear and paved access to the front leading to the main entrance door.

#### THE GRAND TOUR

Entering through the main entrance door from the driveway into the entrance porch with space for coats and shoes, this in turn leads straight into the dining room. The main dining room is an impressive space with a feature fireplace, exposed timber beams and mullion windows, this in turn gives access to the first floor landing and the main reception space as well as the kitchen. The principal sitting room is a stunning room again with all the original character and charm you would expect to find as well as a fireplace with working wood-burner. The room is also surprisingly bright with a triple aspect windows, whilst also opening into the garden room. The garden room is a more modern extension, split into two sections with a dining space and a seating area opening onto the rear garden. You will find double doors leading into the kitchen/breakfast room. The kitchen offers ample space for storage with integrated eye level oven and electric hob with space for a fridge freezer and dishwasher. There is also space for a breakfast table and access leading into the utility room. The utility room offers storage and a sink unit, space for white goods and access to the side pathway leading to the rear garden. Off the utility room there is a cloakroom completing the ground floor accommodation. Leading up onto the first floor landing you will find access to all the bedrooms. The main bedroom is located to the rear of the property within the newer extension, and overlooking the garden and offers a range of built-in wardrobes and an en-suite shower room. There is a family shower room next off the landing then two comfortable bedrooms both with character and exposed timber beams. Leading round the corner of the landing you will then find two further double guest bedrooms, one with a fitted wardrobe and both offering a wealth of character with plenty of space for bedroom furniture.



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### THE GREAT OUTDOORS

Within the front driveway you will find the detached garage and car port, with the garage offering a wonderful display of exposed timber beams and stud-work. There is then a path leading to the side of the property which continues to the rear garden. The rear garden is a well kept space featuring a terrace area immediately abutting the property ideally placed to enjoy warm summer afternoons and potential for alfresco dining. The remainder of the grounds are predominantly laid to lawn and bordered by well stocked flowering beds, a variety of established trees and a pond with rockery area also. To the rear of the plot you will find a former stable block which has two stables, tack room and hay store with power and light connected and adjoining log store. The total plot measures in the region 0.33 acre (stms).

### OUT & ABOUT

Thorndon is a delightful village set in North Suffolk and enjoys excellent countryside walks. Eye being the closest historic town nearby which offers an assortment of local shops and businesses. The local schooling is highly thought of with Nursery to High School ages catered for. Services include health centre, butchers, bakers, deli, supermarkets and chemist amongst others. The market town of Diss (approximately 7 miles away) offers an extensive range of further amenities. Diss also benefits from a mainline rail service which runs between the City of Norwich and London's Liverpool Street Station.

### FIND US

Postcode : IP23 7LU

What3Words : ///stray.formless.margin

### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

### AGENTS NOTE

Buyers are advised that the property is Grade II Listed and of traditional timber framed construction with a modern extension to the rear.

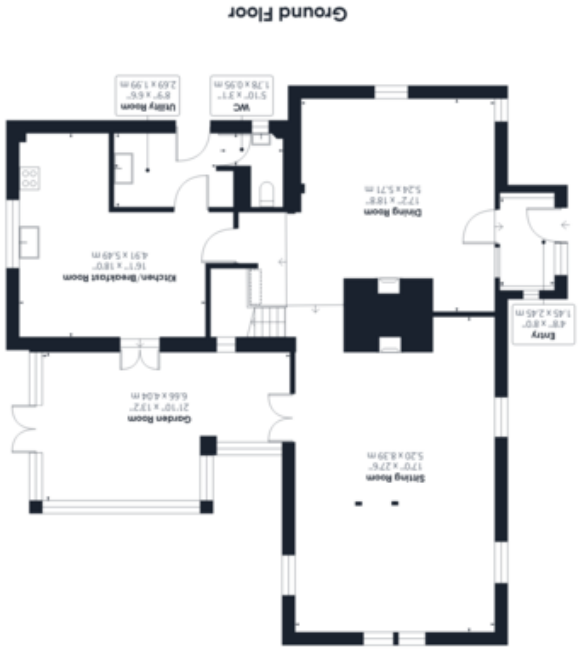
**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential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

Price:



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Approximate total area<sup>(1)</sup>  
2606.73 ft<sup>2</sup>  
242.17 m<sup>2</sup>

Reduced bedroom  
161.09 ft<sup>2</sup>  
14.97 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced bedroom  
(below 1.5m/4.92ft)

GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.