



**Home Farm House**  
**Thorpe Morieux, Suffolk**

**DAVID  
BURR**







# Home Farm House, Bury Road, Thorpe Morieux, Suffolk IP30 0NT

Thorpe Morieux is a small rural village south of Bury St Edmunds with the Church of St Mary. The village is approximately 4 miles from the larger villages of Felsham and Cockfield with a range of amenities including post office/village shop, public house and garage. A wider range of amenities is available in the medieval market town of Lavenham approximately 5 miles or the historic cathedral town of Bury St Edmunds approximately 9 miles which offers a comprehensive range of schooling, shopping, recreational and cultural facilities. There are mainline rail links to London Liverpool Street from Stowmarket.

A beautifully presented unlisted character farmhouse set in grounds approaching half an acre in the village of Thorpe Morieux to the south of Bury St Edmunds and surrounded by wonderful Suffolk countryside. The property provides an attractive frontage with mellow brickwork under clay tiled roof and combines an abundance of period features internally including exposed ceiling and wall timbers, exposed brickwork and feature fireplaces.

## **A wonderful unlisted farmhouse with an abundance of period features with countryside views and grounds approaching half an acre.**

**STORM PORCH:** With part glazed front door leading directly into;

**SITTING ROOM:** 16'3 x 14'10 (4.95m x 4.52m). A magnificent sitting room with window to front and doorways leading through to dining room and inner hall. The focal point of this delightful room is the large exposed brick inglenook fireplace with oak bressummer over and inset wood burning stove with tiled hearth. Original stripped wooden flooring. Range of wall lights. Television point. Pair of Victorian style cast iron radiators.

**DINING ROOM:** 16'3 x 15'2 (4.95m x 4.62m). An impressive reception room with window to front aspect. Beautiful cast iron fireplace with tiled hearth and carved wooden surround and mantle. Character features continue with exposed wall and ceiling timbers, painted stripped wooden flooring and Victorian style cast iron radiator. There is an additional door leading from the dining room into the kitchen and glazed French doors giving access to a paved terrace.

**KITCHEN:** 15'6 x 14'2 (4.72m x 4.32m). A fabulous area combining historic character features of the era with the addition of a contemporary vaulted ceiling garden/breakfast room. The kitchen provides exposed brickwork, timber, wall and ceiling beams and oak flooring. There are a

range of handmade bespoke wooden base and wall units with worktops and inset ceramic double sink unit and mixer tap, integrated dishwasher and American style fridge/freezer. Exposed brick alcove recess for cooker range and extractor fan. In addition there is a central island unit with additional sink unit and filtered cold and hot taps. To the rear of the kitchen are twin open walkthroughs to the;

**GARDEN/BREAKFAST ROOM:** 13'2 x 9'5 (4.01m x 2.87m). Having a vaulted ceiling, double glazed windows and matching French doors giving access direct to the garden. Two additional Velux windows to the ceiling. Television point and radiator.

**INNER HALLWAY:** Character features extend through to this area with painted wood panelling and oak flooring. Exterior stable door to garden and further door to utility room and cloakroom. Staircase to first floor with cupboard beneath.

**UTILITY:** 6'9 x 5'6 (2.06m x 1.68m). Window to rear. Base storage units with 1½ bowl sink unit and mixer tap. Tiled splashbacks. Space and plumbing for washing machine, vent for tumble dryer. Floor mounted oil central heating boiler. Exposed brick flooring. Part glazed door to;

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**CLOAKROOM:** Having low level W.C. and wash hand basin. Exposed brick flooring.

## First floor

**LANDING:** Window to side aspect to half return on stairwell. Further window to rear of landing. Door and additional staircase to second floor. Exposed timbers and beams. Victorian style cast iron radiator. Doors to principal bedrooms and bathroom.

**BEDROOM 1:** 16'9 x 15'9 (5.11m x 4.80m). A generous room with far reaching countryside views to the front of the property. Exposed wall timbers. Magnificent cast iron feature fireplace with tiled hearth and carved wooden surround and mantle. Victorian style radiator. Door to;

**EN SUITE:** 7'6 x 6'2 (.29m x 1.88m). Window to side. Suite comprising panelled bath with tiled surround, low level W.C. and pedestal wash hand basin. Separate fully tiled shower cubicle with chrome fittings. Extractor fan. Double radiator.

**BEDROOM 2:** 15'9 x 14'10 (4.80m x 4.52m). Another generous double bedroom with window to front and rear aspect. Built-in fitted cupboard and additional walk-in wardrobe area. Exposed ceiling timbers. Painted chimney breast brickwork. Victorian style radiator.

**BEDROOM 3:** 11'8 x 8'6 (3.56m x 2.59m). Window to rear aspect. Radiator.

**BATHROOM:** 11'3 x 9'1 (3.43m x 2.77m). Obscure window to rear. Suite comprising panelled bath with antique style mixer tap and hand shower attachment, low level W.C. and pedestal wash hand basin. Separate fully tiled large double shower cubicle with rain head style shower. Chrome towel radiator. Additional Victorian style radiator. Oak vinyl floor

covering and tongue and groove painted half wall panelling. Ceiling downlights. Loft access hatch.

## Second floor

**BEDROOM 4:** 14'7 x 10'9 (4.45m x 3.28m). Large Velux window to front aspect. Exposed painted chimney breast brickwork with alcove storage area to side. Vaulted ceiling with timber crossbeams. Ceiling downlights.

**BEDROOM 5:** 16'4 x 10'1 (4.98m x 3.07m). Velux window to front aspect and additional window to side. Vaulted ceiling with painted timber crossbeams. Ceiling downlights.

## Outside

The property is set back from the road and is approached through a five-bar entrance gate with gravelled driveway providing ample parking for several vehicles leading to a **DETACHED TIMBER GARAGE**. The front garden is predominantly lawn with a range of mature shrub and hedgerow. To the side of the front garden is situated the oil tank whilst the garden continues to the side giving access to the rear. Base wiring installed to front shed for fast car charging

The mature rear garden is well stocked with a range of established shrubs and tree plantings throughout including a central border, side borders and vegetable garden. Within the rear garden are a **TIMBER SUMMERHOUSE** 18'10 x 9'8 (5.74m x 2.95) with French doors to a slightly raised gravel and paved veranda terrace for outdoor entertaining, a sheltered BBQ cooking area and feature pizza oven. In addition there is a **STUDIO/HOME OFFICE** 22'0 x 14'6 (6.71m x 4.42m) providing versatile usage and benefits from extensive lighting and power supply. To the very rear of the garden are two timber storage sheds.

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**SERVICES:** Mains drainage and electricity are connected. Private drainage. Oil fired heating to radiators. NOTE: None of these services have been tested by the agent.

**LOCAL AUTHORITY:** Babergh District Council. Band F.

**EPC Rating:** F

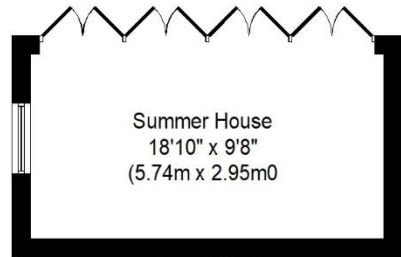
**VIEWING:** Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

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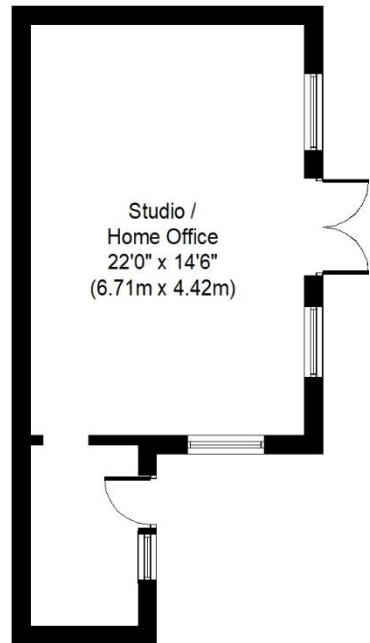




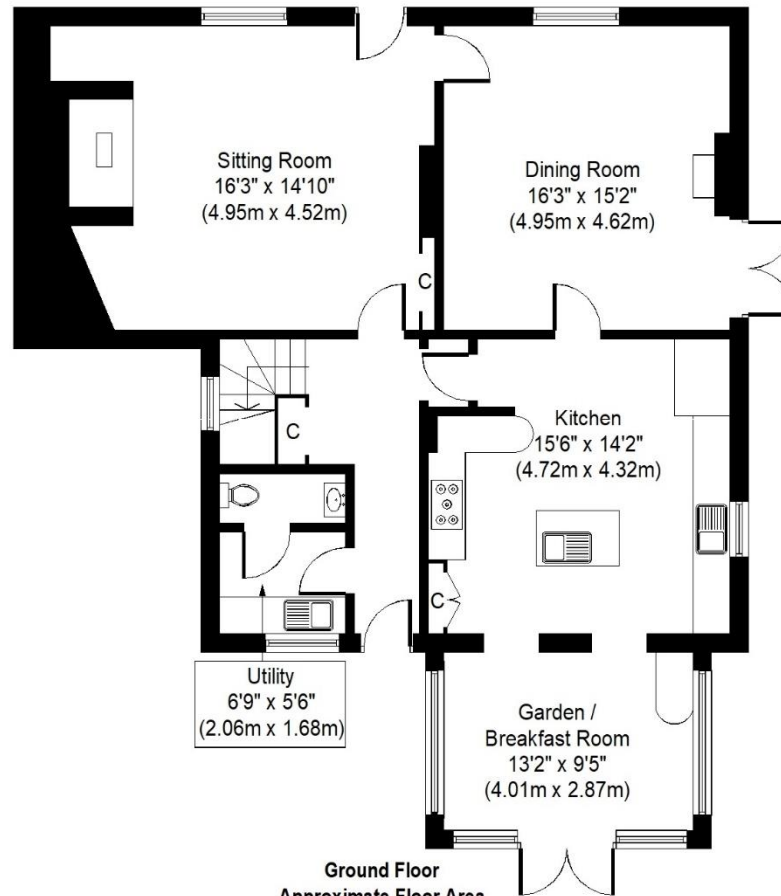
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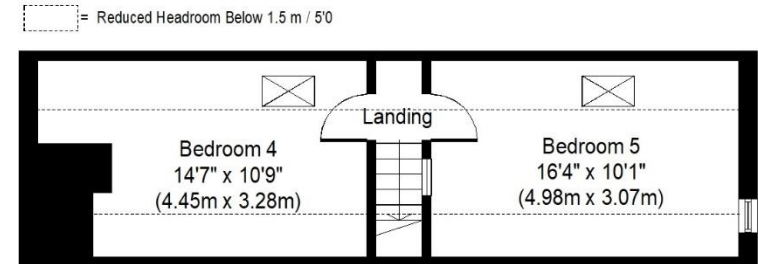
**Outbuilding 2**  
Approximate Floor Area  
185 Sq. ft.  
(17.2 Sq. m.)



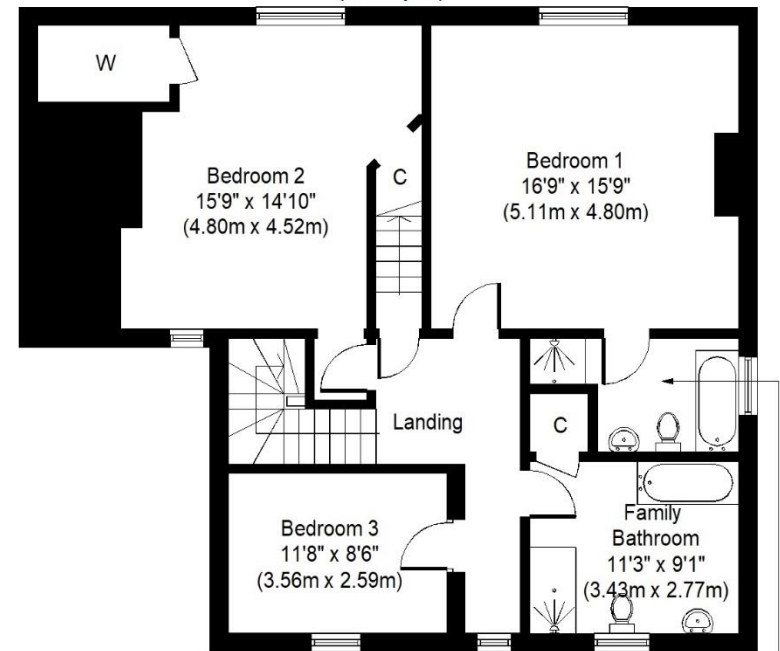
**Outbuilding 1**  
Approximate Floor Area  
379 Sq. ft.  
(35.2 Sq. m.)  
(Not Shown in Actual  
Location / Orientation)



**Ground Floor**  
Approximate Floor Area  
1157 Sq. ft.  
(107.5 Sq. m.)



**Second Floor**  
Approximate Floor Area  
372 Sq. ft.  
(34.6 Sq. m.)



**First Floor**  
Approximate Floor Area  
988 Sq. ft.  
(91.8 Sq. m.)

☒ = Reduced Headroom Below 1.5 m / 5'0"

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.

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