



'BEAUTIFUL PERIOD FARMHOUSE'
Thrandeston, Suffolk | IP21 4BN

WELCOME



Stunning four-bedroom Grade II Listed farmhouse set in a peaceful location only a short drive from the market town of Diss. This fantastic home boasts generous room sizes, Fourteen acres (STMS) of established gardens and a separate self-contained annex as well as an abundance of character features. This dream property is ready to welcome a new family to write the next chapter of its story.







- A beautiful four-bedroom Grade II Listed Character Property
- A separate self-contained, one bedroom cottage
- A large farmhouse kitchen/breakfast room in the main house
- Generous room sizes throughout
- Exceptional character features including a beautiful inglenook fireplace
- Parking for multiple cars
- Approximately 14 acres of beautiful gardens (stms)
- No onward Chain
- A short drive from the train links and amenities of Diss

This exquisite Suffolk pink farmhouse, made of timber and clay lump, has a rich history dating back to the Tudor period, with later Victorian extensions. Many of the wonderful period features, such as exposed timber beams and brickwork, have been preserved throughout. Window and door furnishings have also been installed to complement the historic nature of the property.

The location of the property is perfect “we are situated on a very quiet lane yet located between the A140 and the A143 so the access is great and we are only five minutes from Diss” explains the current owner. The property truly is a haven from the outside world and a delightful place to call home.

The property has been meticulously cared for, blending rustic charm with modern conveniences to create a welcoming home tailored to the needs of today’s family looking for their own rural gem. “The house has such a wonderful, calm atmosphere, you can’t help but relax here.”

The property is accessed via a convenient porch to the front of the property, which provides a useful space to ditch your muddy boots after a long countryside walk – and rest assured there are many routes to explore!

The proportions of the fabulous sitting room are so generous that the current owners have chosen to designate one end for formal dining, although there is ample space in the kitchen/dining room should you prefer to utilise the entire space as a sitting room.

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.













Abundant natural light bathes the room, streaming in through four windows on two sides and offering pleasant views of the surrounding grounds. To one end of the room is an original inglenook fireplace with a functional woodburner. There is a feature fireplace to the other end of the room, again lending itself well to dual purposing of the space.

The capacious farmhouse kitchen/dining room is a delightful and well-lit space. It boasts an array of extensive cream-coloured cabinets, beautifully complemented by granite countertops. A generously sized matching island unit not only offers extra space for food preparation but also provides a casual seating area. The kitchen also has an integrated cooker and the obligatory country kitchen essential, an Aga.

Leading from the kitchen is generous utility room. The room has been fitted with a run of cabinets and worktops, providing storage for surplus kitchen items in addition to under-worktop space for a washing machine and drier. A door leads from this room to the garden. An adjoining shower room completes the rooms to the ground floor.

The first floor has four spacious bedrooms, all accessed via the central landing. Each room is light and airy, with whitewashed beams reminding you of the property's history. The master bedroom has an en-suite bathroom and an eye-catching feature fireplace.

The family bathroom is a tranquil room with soft grey tiling, whitewashed walls, and lovely views of the garden. The room benefits from a full-length bath and separate shower cubicle.

There is a separate one-bedroom annexe on the property. This is an excellent lodging for an Airbnb rental, visiting family, or a multi-generational living arrangement.

The fourteen acres of gardens and paddocks are a stunning feature of this property and offer plenty to keep a keen horticulturalist busy. "There are many wonderful spots to sit and enjoy the garden" explains the current owner, "including the large patio to the rear of the house where you can watch the birds and visiting wildlife on the moat."

The grounds are well established with mature trees and shrubs. There is also a large orchard with a range of apple and pear trees. As you navigate the driveway, there is a wooded area to the left that is densely forested with bluebells. A pond on the property is also popular with ducklings and other wildlife. "We get a lot of wildlife here, including deer and a variety of bird species, including kites."

The property has a generous provision for parking, with space for around five cars.

On The Doorstep...

Great Green, Thrandeston is 1.2 miles away from Palgrave. Palgrave has a lovely village green, and a primary school. If you're looking for something on your doorstep, the village hall hosts a popular pub evening every week, and they continue to run events throughout the year. The village is very well placed for wider connectivity to Diss with its range of amenities and direct train services into London in 90 minutes.







STEP OUTSIDE



How Far Is It To...

The cathedral city of Norwich is approximately 25 miles to the north via the A140 where there are a range of restaurants, shops, leisure facilities and other amenities. Bury St Edmunds can be found approximately 21 miles away via the A143.

Closer to home the picturesque market town of Eye (3.4 miles) offers a range of shops and amenities including supermarkets and independent retailers. There is also a weekly country market in the Town Hall where fresh seasonal produce is available.

Agents Notes

Tenure: Freehold

Local Authority: Mid Suffolk District Council – Band F

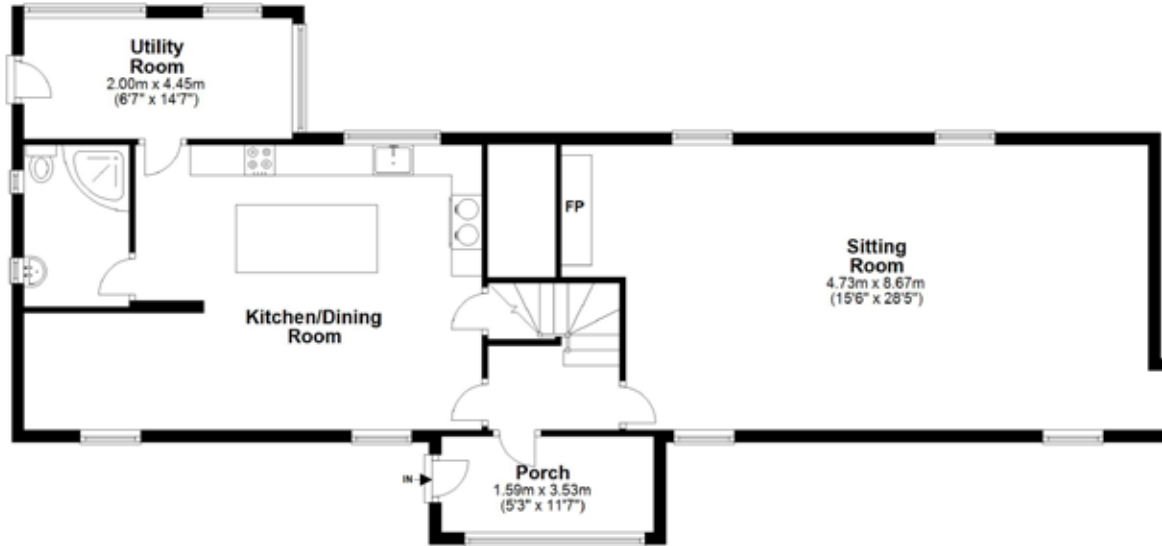
Services: Mains Electricity & Water, Private Drainage, OFCH.

Directions: From Diss, head south on Denmark Street through Fair Green to Palgrave. At the junction with Lion Road head straight over to priory road down to the A143. At the junction take a right and then immediately take the first left hand turn. Follow the road into Thrandeston and carry on for a few minutes until you find the turning to Rectory Farm on your left.

What 3 Words Location: Every 3-metre square of the world has been given a unique combination of three words. Download the app and use the following three words to pinpoint the exact location of the property :///suspended.reputable.nightcap

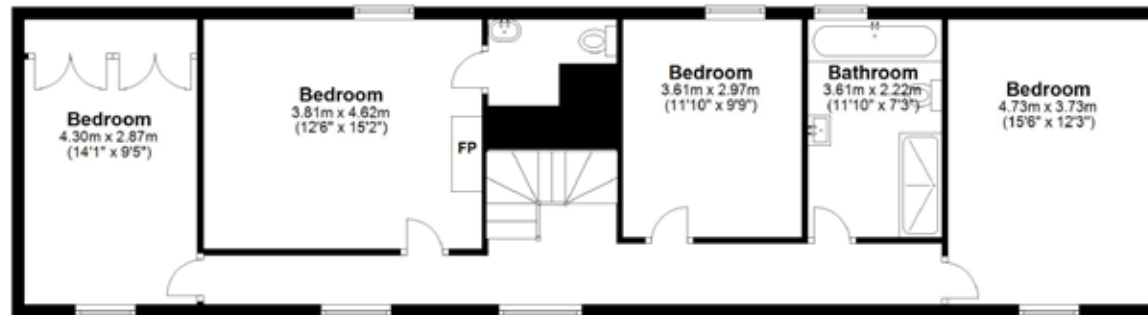
Ground Floor

Approx. 103.8 sq. metres (1116.8 sq. feet)



First Floor

Approx. 91.9 sq. metres (989.0 sq. feet)



Total area: approx. 195.6 sq. metres (2105.7 sq. feet)

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 errors, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.



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